

IDENTIFY THAT I RECEIVED AND FILED  
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15<sup>th</sup> DAY OF May 1991

at 10:00 AM  
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344196

64 pages

RESOLUTION NO. 576

RESOLUTION TO CREATE A ZONING DISTRICT

WHEREAS, a petition was received from more than 65% of the owners of real property in the Bowman Road/Alvita Loop area requesting that the BOARD OF COUNTY COMMISSIONERS of Ravalli County create a zoning district with certain regulations; and

WHEREAS, a public hearing was held on January 22, 1991 to take comment on the proposed district and regulations; and

WHEREAS, Resolution No. 574 (Resolution of Intent to Create a Zoning District) was published in the Ravalli Republic on March 15 and March 22, 1991; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS, Ravalli County, Montana, waited 30 days after the first publication of the Resolution of Intent to Create a Zoning District; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS did not receive any written comment in opposition to the proposed zoning district; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS of Ravalli County has determined that the creation of said district is in the best interest of the citizens within the proposed district and Ravalli County;

NOW THEREFORE BE IT RESOLVED that the BOARD OF COUNTY COMMISSIONERS of Ravalli County establish a zoning district and regulations for that district as described herein, subject to the provisions of Section 76-2-205, M.C.A. The purpose of this zoning district is to regulate rural and semi-rural development of large land parcels primarily for agricultural and low density residential uses. The purpose of this district is to conserve and protect open land uses, foster orderly growth and prevent urban and agricultural land use conflicts. Large land parcels are intended to protect wildlife habitat, natural vegetation and watersheds.

NON-CONFORMING RIGHTS

A parcel of land under one ownership and of record existing on the effective date of these restrictions, which by its size does not comply with the provisions herein, is hereby deemed a legally existing parcel.

Where a lawfully existing structure, use of structure, or use of land is made non-conforming by the provisions of these restrictions, said structure or use may be continued indefinitely under the following conditions:

1. The non-conforming use or structure cannot be

operationally expanded or physically enlarged in a manner that increases its non-conformity. Any structure may, however, be altered to bring it into conformity;

2. The non-conforming use or structure cannot be relocated to another location within the land parcel or the district;
3. If the non-conforming use ceases for any reason for a period of 180 days or more, any subsequent use of land or structure must be made to conform;
4. Should a structure containing a non-conforming use be damaged or destroyed, it may be reconstructed for the same non-conforming use within one year;
5. Should a non-conforming structure be dismantled, damaged or destroyed to an extent exceeding fifty percent (50%) of its replacement value, it shall not be reconstructed.

#### DEFINITIONS

For the purpose of this ordinance, certain words and terms are herein defined:

**ACCESSORY BUILDING:** A subordinate building on the same land parcel as the primary residence or agricultural building used exclusively for incidental activities.

**ACCESSORY USE:** A use incidental or accessory to the principal permitted use of a land parcel or building.

**AGRICULTURE:** The activity of ground cultivation, including raising and harvesting of crops, rearing and management of livestock, tillage, husbandry, farming, horticulture, and the like. Feed lot operations are not included herein.

**FAMILY DAY CARE HOMES:** A family day-care home registered by the Department of Family Services under Title 52, Chapter 2, Part 7.

**FAMILY:** One or more persons occupying a dwelling unit as a member of a single, nonprofit, housekeeping unit. No more than five members may be unrelated by either blood, marriage or adoption.

**FEED LOT OPERATIONS:** Any property on which ten (10) or more cattle, swine, sheep, goats, horses, or the like, are held or contained for feeding and care in preparation for market and where more than 65% of the feed for such animals is supplementally provided from off premises. Short term holding pens used for weaning, loading, branding etc. are not included.

**COMMUNITY RESIDENTIAL FACILITY:** Community Residential facilities

are those facilities as defined and limited by M.C.A. 76-2-411 and 76-2-412.

**HOME OCCUPATION:** Any commercial or service activity carried on entirely within a primary residential dwelling or accessory building. Said activity must be clearly incidental and subordinate to the primary use of the dwelling or accessory building for residential and agricultural purposes.

**JUNK YARD:** Land or buildings where waste, discarded or salvaged materials are brought to be stored, sold, exchanged, cleaned, packed, processed, disassembled or otherwise handled.

**LAND PARCEL:** A legally defined plot of land which is part of a duly recorded subdivision or separately recorded property, the deed for which has been recorded by the County Clerk and Recorder.

**KENNEL:** A place where four (4) or more adult animals such as dogs, cats, etc. are kept commercially.

**MODULAR HOME:** A manufactured residential dwelling unit built off-site and delivered as a unit or in major components to the site. A structure designed for permanent installation upon a foundation.

**MOBILE HOME:** A self-contained factory built residential dwelling over 700 square feet intended for permanent occupancy and designed for transport upon its own chassis to a building site to be set-up with or without a permanent foundation.

A. A recreational vehicle or travel trailer is not to be considered a mobile home.

**NUISANCE:** Any use, activity, or structure that interferes with the use or enjoyment of adjacent property, endangers personal health or safety, or is offensive to the senses, said nuisance being particularly described in M.C.A. 27-30-101 and/or 45-8-111.

**RECREATIONAL VEHICLE:** A vehicle or portable structure to be moved under its own power or towed for the purpose of providing temporary shelter during travel or recreational use.

**SIGN:** Any outside advertising device designed to inform or attract attention and that is permanently mounted to the ground or attached to or painted upon a building or structure.

**YARD:** The open space on any land parcel lying between a property line and any permanent building or structure (not including fences, movable sheds or playhouses and retaining walls).

**UNIFORM BUILDING CODE:** The most recent publication of the International Conference of Building Officials establishing minimum standards for fire, life, and structural safety of buildings and related structures, as adopted by the State of

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Montana and amended in the Administrative Rules of Montana, Chapter 70, Building Codes Bureau.

#### PERMITTED USES

1.

One (1) single family residential dwelling may be erected on any land parcel. Types allowed include conventional homes, modular or mobile homes.

2.

Agriculture as defined herein and further described as follows:

3.

Poultry operations not to exceed 100 animals, aviaries, apiaries, worm farms, and hatcheries for fish.

4.

Hydroponic nurseries and greenhouses for the propagation, cultivation and distribution of plants.

5.

Veterinary services.

6.

Grazing and harvesting of field, tree or bush crops.

7.

Commercial raising, breeding and feeding of animals, except for operations previously defined as feed lot operations and providing that pens and other enclosures, excluding open pasture, are maintained as outlined under the property development standards.

#### PERMITTED ACCESSORY USES

1.

One (1) guest home, employee or caretaker's quarters may be constructed on a land parcel in addition to the primary residence. Such quarters shall be permanent in nature. Erection and use of structures incidental to permitted uses such as barns, storage sheds, stables, workshops, private garages and the like, provided that they not be used by individuals other than the owner or tenant of the premises or their employees.

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2.

Family Day Care Homes as previously defined and limited to one such facility per land parcel.

3.

Community Residential Facilities as defined and limited by M.C.A. 76-2-411 and 76-2-412, limited to one such facility per land parcel.

4.

Public utility buildings and facilities necessary for services or service distribution to the immediate Rural Agricultural/Residential Zoning District herein created, not to include, however, public offices, repair or storage facilities.

5.

Home occupations (other than agriculture related as previously described) and meeting the following guidelines:

- A. Activities are carried on only within a residence or accessory building.
- B. Activities involve only immediate family members occupying the home and employment of not more than one non-family member; and
- C. There shall be no exterior storage of materials or equipment or any other outward indication of the occupation which would detract from the agricultural or residential character of the property.

Home occupations are specifically interpreted not to include: machine shops, auto repair or body shops, restaurants, or any activity generating excessive noise, a volume of traffic not customary to a residential neighborhood or otherwise constituting a nuisance.

#### EXCLUDED USES

Any use or accessory use not otherwise listed as permitted. for purposes of clarification, the following uses are specifically excluded:

1.

Feed lot operations for horses, swine, sheep, goats or the like.

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2.

Commercial dairy operations of more than three (3) animals.

3.

Kennels.

4.

Junk yards.

5.

Bulk chemical, fertilizer or grain or underground fuel storage and transfer facilities.

6.

Buildings or permanent structures for agricultural processing including shelling, milling, rendering, packing services and other similar uses.

7.

Industrial and manufacturing businesses of any description other than those specifically allowed in other sections of these restrictions.

8.

Churches and schools except for those which meet the definition of a home occupation.

9.

Recreational vehicle parks.

10.

Any use which by its operation or existence is deemed to constitute a nuisance.

#### PROPERTY DEVELOPMENT STANDARDS

**PROPERTY AREA:** Except for non-conforming land parcels existing at the time of adoption of these restrictions, no land parcel shall have an area less than ten (10) acres.

**Yards:**

- A. Dwellings and accessory buildings over 200 square feet shall be set back from property lines a minimum of 40 feet.

- B. Livestock pens and other enclosures excluding open pasture shall be set back a minimum of 40 feet from adjacent property lines other than those at road frontages.

**SIGNS:** Business professional signs not larger than four (4) square feet may be permanently painted or attached to dwellings and accessory buildings or be freestanding. Temporary real estate, political campaign, and construction signs not exceeding twelve (12) square feet may be erected. Said signs must be removed within ten (10) days following termination of the activity for which they were intended. Signs shall not be flashing or utilize intermittent illumination.

No sign shall be placed so as to obstruct traffic visibility at road intersections.

**BUILDING RESTRICTIONS:**

- A. All modular or mobile homes must have their wheels and axles removed and be set on a permanent building foundation. Said homes and foundations must conform to minimum construction and electrical standards of the State of Montana.
- B. All dwellings must be connected to permanent sewer and water systems approved by appropriate state or county agencies.
- C. It is recommended that all site built dwellings and accessory buildings be constructed to minimum standards as set forth in the Uniform Building Code.
- D. All single family dwellings, site built, modular or mobile, shall contain a minimum of 700 square feet of living space.

**VARIANCE PROCEDURE**

Any person seeking a variance from the provisions of this zoning district must submit a request to the BOARD OF COUNTY COMMISSIONERS describing the variance being sought in detail and the property affected by the variance. The request must be accompanied by a payment to cover the mailing of a certified letter to all the property owners in the district informing them of the request in addition to a standard fee of \$100 to cover the staff time needed to identify the property owners and process the mailing. This letter will describe the variance request and invite written comment during a specific time period and notify the owners of a scheduled hearing to take comment on the request.

The BOARD OF COUNTY COMMISSIONERS will consider the variance request in relation to the comments received by the property owners in the district and the intent of the resolution which created the district and will grant the variance request only if

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it will not violate said intent and must be supported by a 60% majority of the property owners in the district.

The Bowman Road/Alvista Loop zoning district is described as follows:

A large tract of land located in Sections 3,4,9,10,11,14, and 15 in Township 6 North, Range 21 West, P.M.M.; the perimeter of which is described for zoning as follows:

Beginning at the southeast corner of S9, T6N, R21W, thence westerly on and along the south boundary of Section 9 to the southwest corner of said Section 9, thence Northerly on and along the West boundary of S9 to the Northwest corner of S9, thence Easterly on and along the North boundary of S9 to the North quarter corner of said S9, thence Northerly on and along the North-South center of section line of S4, T6N, R21W to the C.S. 1/16 corner of said S4, thence Easterly on and along the North boundary of the S1/2 SE1/4 of S4 to the S1/6 corner for Sections 3 and 4, T6N, R21W, thence Northerly on and along the West boundary of S3 to the West quarter corner of said S3, thence Easterly on and along the East-West center of section line of S3 to the C.E. 1/16 corner of S3, thence Southerly on and along the East boundary of the W1/2 SE1/4 of S3 to the E1/16 corner for Sections 3 and 10, T6N, R21W, thence Southerly on and along the East boundary of the NW1/4NE1/4, S10 to the NE1/16 corner for said S10, thence Easterly on and along the North boundary of the SE1/4NE1/4 to the N1/16 corner for Sections 10 and 11, T6N, R21W, thence Easterly on and along the North boundary of the S1/2NW1/4 of said S11 to the C.N. 1/16 corner for S11; thence Easterly on and along the North boundary of the SW1/4NE1/4, S11 for 88.30 feet, thence due South for 1334.50 feet to the South boundary of said SW1/4NE1/4, S11, thence Westerly on and along said South boundary SW1/4NE1/4 for 88.30 feet to the C1/4 corner for Section 11, thence Westerly on and along the South boundary of the SE1/4NW1/4 to the CW1/16 corner for Section 11, thence Southerly on and along the west boundary of the NE1/4SW1/4 to the SW1/16 corner for Section 11; thence Southerly to the NE corner of Certificate of Survey No. 4245, Tract A, thence S 45 degrees 53'32"W for 673.54 feet to the South boundary of S11, thence Westerly on and along the South boundary of S11 for 41.36 feet to the thread of Blodgett Creek, thence on and along the thread of Blodgett Creek Southerly and Southwesterly to a point on the West boundary of S14, T6N, R21W, which point is 834.00 feet South of the Northwest corner of said Section 14, thence on and along the thread of Blodgett Creek Westerly through the NE1/4NE1/4 of S15, T6N, R21W, thence on and along the thread of Blodgett Creek Westerly and Southerly through the SE1/4NW1/4NE1/4, S15, thence on and along the thread of Blodgett Creek Southwesterly through the North half of the SW1/4NE1/4 of S15, thence on and along



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the thread of Blodgett Creek Southwesterly through the middle of the SE1/4NW1/4, S15 to the West boundary of said SE1/4NW1/4, thence Southerly on and along the West boundary of the SE1/4NW1/4, S15 for 330.00 feet to the C.W.1/16 corner of Section 15, thence due South for 360.93 feet, thence due West for 1331.28 feet to the West boundary of S15, thence on and along the West boundary of S15 to the point of beginning.

PASSED and APPROVED this 16th day of April, 1991.

BOARD OF COUNTY COMMISSIONERS  
Ravalli County, Montana

Jerry L. Allen  
Jerry L. Allen, Chairman

Steven D. Powell  
Steven D. Powell, Member

Allen C. Horsfall Jr.  
Allen C. Horsfall Jr., Member

ATTEST:

Betty T. Lund  
Betty T. Lund, Clerk & Recorder

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**RESOLUTION NO. 574**

**RESOLUTION OF INTENT TO CREATE A ZONING DISTRICT**

WHEREAS, a petition was received from more than 65% of the owners of real property in the Bowman Road/Alvista Loop area requesting that the BOARD OF COUNTY COMMISSIONERS of Ravalli County create a zoning district with certain regulations; and

WHEREAS, a public hearing was held on January 22, 1991 to take comment on the proposed district and regulations; and

WHEREAS, the BOARD OF COUNTY COMMISSIONERS of Ravalli County has determined that the creation of said district is in the best interest of the citizens within the proposed district and Ravalli County;

NOW THEREFORE BE IT RESOLVED that the BOARD OF COUNTY COMMISSIONERS of Ravalli County establish a zoning district and regulations for that district as described herein, subject to the provisions of Section 76-2-205, M.C.A. The purpose of this zoning district is to regulate rural and semi-rural development of large land parcels primarily for agricultural and low density residential uses. The purpose of this district is to conserve and protect open land uses, foster orderly growth and prevent urban and agricultural land use conflicts. Large land parcels are intended to protect wildlife habitat, natural vegetation and watersheds.

**NON-CONFORMING RIGHTS**

A parcel of land under one ownership and of record existing on the effective date of these restrictions, which by its size does not comply with the provisions herein, is hereby deemed a legally existing parcel.

Where a lawfully existing structure, use of structure, or use of land is made non-conforming by the provisions of these restrictions, said structure or use may be continued indefinitely under the following conditions:

1. The non-conforming use or structure cannot be operationally expanded or physically enlarged in a manner that increases its non-conformity. Any structure may, however, be altered to bring it into conformity;
2. The non-conforming use or structure cannot be relocated to another location within the land parcel or the district;
3. If the non-conforming use ceases for any reason for a period of 180 days or more, any subsequent use of land or structure must be made to conform;

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4. Should a structure containing a non-conforming use be damaged or destroyed, it may be reconstructed for the same non-conforming use within one year;
5. Should a non-conforming structure be dismantled, damaged or destroyed to an extent exceeding fifty percent (50%) of its replacement value, it shall not be reconstructed.

#### DEFINITIONS

For the purpose of this ordinance, certain words and terms are herein defined:

**ACCESSORY BUILDING:** A subordinate building on the same land parcel as the primary residence or agricultural building used exclusively for incidental activities.

**ACCESSORY USE:** A use incidental or accessory to the principal permitted use of a land parcel or building.

**AGRICULTURE:** The activity of ground cultivation, including raising and harvesting of crops, rearing and management of livestock, tillage, husbandry, farming, horticulture, and the like. Feed lot operations are not included herein.

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**COMMUNITY RESIDENTIAL FACILITY:** Community Residential facilities are those facilities as defined and limited by M.C.A. 76-2-411 and 76-2-412.

**HOME OCCUPATION:** Any commercial or service activity carried on entirely within a primary residential dwelling or accessory building. Said activity must be clearly incidental and subordinate to the primary use of the dwelling or accessory building for residential and agricultural purposes.

**JUNK YARD:** Land or buildings where waste, discarded or salvaged materials are brought to be stored, sold, exchanged, cleaned, packed, processed, disassembled or otherwise handled.

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**LAND PARCEL:** A legally defined plot of land which is part of a duly recorded subdivision or separately recorded property, the deed for which has been recorded by the County Clerk and Recorder.

**KENNEL:** A place where four (4) or more adult animals such as dogs, rats, etc. are kept commercially.

**MODULAR HOME:** A manufactured residential dwelling unit built off-site and delivered as a unit or in major components to the site. A structure designed for permanent installation upon a foundation.

**MOBILE HOME:** A self-contained factory built residential dwelling over 700 square feet intended for permanent occupancy and designed for transport upon its own chassis to a building site to be set-up with or without a permanent foundation.

A. A recreational vehicle or travel trailer is not to be considered a mobile home.

**NUISANCE:** Any use, activity, or structure that interferes with the use or enjoyment of adjacent property, endangers personal health or safety, or is offensive to the senses, said nuisance being particularly described in M.C.A. 27-30-101 and/or 45-8-111.

**RECREATIONAL VEHICLE:** A vehicle or portable structure to be moved under its own power or towed for the purpose of providing temporary shelter during travel or recreational use.

**SIGN:** Any outside advertising device designed to inform or attract attention and that is permanently mounted to the ground or attached to or painted upon a building or structure.

**YARD:** The open space on any land parcel lying between a property line and any permanent building or structure (not including fences, movable sheds or playhouses and retaining walls).

**UNIFORM BUILDING CODE:** The most recent publication of the International Conference of Building Officials establishing minimum standards for fire, life, and structural safety of buildings and related structures, as adopted by the State of Montana and amended in the Administrative Rules of Montana, Chapter 70, Building Codes Bureau.

#### PERMITTED USES

1.

One (1) single family residential dwelling may be erected on any land parcel. Types allowed include conventional homes, modular or mobile homes.

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2.

Agriculture as defined herein and further described as follows:

3.

Poultry operations not to exceed 100 animals, aviaries, apiaries, worm farms, and hatcheries for fish.

4.

Hydroponic nurseries and greenhouses for the propagation, cultivation and distribution of plants.

5.

Veterinary services.

6.

Grazing and harvesting of field, tree or bush crops.

7.

Commercial raising, breeding and feeding of animals, except for operations previously defined as feed lot operations and providing that pens and other enclosures, excluding open pasture, are maintained as outlined under the property development standards.

#### PERMITTED ACCESSORY USES

1.

One (1) guest home, employee or caretaker's quarters may be constructed on a land parcel in addition to the primary residence. Such quarters shall be permanent in nature. Erection and use of structures incidental to permitted uses such as barns, storage sheds, stables, workshops, private garages and the like, provided that they not be used by individuals other than the owner or tenant of the premises or their employees.

2.

Family Day Care Homes as previously defined and limited to one such facility per land parcel.

3.

Community Residential Facilities as defined and limited by M.C.A. 76-2-411 and 76-2-412, limited to one such facility per land parcel.

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4.

Public utility buildings and facilities necessary for services or service distribution to the immediate Rural Agricultural/Residential Zoning District herein created, not to include, however, public offices, repair or storage facilities.

5.

Home occupations (other than agriculture related as previously described) and meeting the following guidelines:

- A. Activities are carried on only within a residence or accessory building.
- B. Activities involve only immediate family members occupying the home and employment of not more than one non-family member; and
- C. There shall be no exterior storage of materials or equipment or any other outward indication of the occupation which would detract from the agricultural or residential character of the property.

Home occupations are specifically interpreted not to include: machine shops, auto repair or body shops, restaurants, or any activity generating excessive noise, a volume of traffic not customary to a residential neighborhood or otherwise constituting a nuisance.

#### EXCLUDED USES

Any use or accessory use not otherwise listed as permitted. for purposes of clarification, the following uses are specifically excluded:

1.

Feed lot operations for horses, swine, sheep, goats or the like.

2.

Commercial dairy operations of more than three (3) animals.

3.

Kennels.

4.

Junk yards.

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5.

Bulk chemical, fertilizer or grain or underground fuel storage and transfer facilities.

6.

Buildings or permanent structures for agricultural processing including shelling, milling, rendering, packing services and other similar uses.

7.

Industrial and manufacturing businesses of any description other than those specifically allowed in other sections of these restrictions.

8.

Churches and schools except for those which meet the definition of a home occupation.

9.

Recreational vehicle parks.

10.

Any use which by its operation or existence is deemed to constitute a nuisance.

#### PROPERTY DEVELOPMENT STANDARDS

**PROPERTY AREA:** Except for non-conforming land parcels existing at the time of adoption of these restrictions, no land parcel shall have an area less than ten (10) acres.

#### Yards:

A. Dwellings and accessory buildings over 200 square feet shall be set back from property lines a minimum of 40 feet.

B. Livestock pens and other enclosures excluding open pasture shall be set back a minimum of 40 feet from adjacent property lines other than those at road frontages.

**SIGNS:** Business professional signs not larger than four (4) square feet may be permanently painted or attached to dwellings and accessory buildings or be freestanding. Temporary real estate, political campaign, and construction signs not exceeding twelve (12) square feet may be erected. Said signs must be

removed within ten (10) days following termination of the activity for which they were intended. Signs shall not be flashing or utilize intermittent illumination.

No sign shall be placed so as to obstruct traffic visibility at road intersections.

**BUILDING RESTRICTIONS:**

- A. All modular or mobile homes must have their wheels and axles removed and be set on a permanent building foundation. Said homes and foundations must conform to minimum construction and electrical standards of the State of Montana.
- B. All dwellings must be connected to permanent sewer and water systems approved by appropriate state or county agencies.
- C. It is recommended that all site built dwellings and accessory buildings be constructed to minimum standards as set forth in the Uniform Building Code.
- D. All single family dwellings, site built, modular or mobile, shall contain a minimum of 700 square feet of living space.

**VARIANCE PROCEDURE**

Any person seeking a variance from the provisions of this zoning district must submit a request to the BOARD OF COUNTY COMMISSIONERS describing the variance being sought in detail and the property affected by the variance. The request must be accompanied by a payment to cover the mailing of a certified letter to all the property owners in the district informing them of the request in addition to a standard fee of \$100 to cover the staff time needed to identify the property owners and process the mailing. This letter will describe the variance request and invite written comment during a specific time period and notify the owners of a scheduled hearing to take comment on the request.

The BOARD OF COUNTY COMMISSIONERS will consider the variance request in relation to the comments received by the property owners in the district and the intent of the resolution which created the district and will grant the variance request only if it will not violate said intent and must be supported by a 60% majority of the property owners in the district.

The Bowman Road/Alvista Loop zoning district is described as follows:

A large tract of land located in Sections 3,4,9,10,11,14, and 15 in Township 6 North, Range 21 West, P.M.M.; the perimeter of which is described for zoning as follows:



Beginning at the southeast corner of S9, T6N, R21W, thence westerly on and along the south boundary of Section 9 to the southwest corner of said Section 9, thence Northerly on and along the West boundary of S9 to the Northwest corner of S9, thence Easterly on and along the North boundary of S9 to the North quarter corner of said S9, thence Northerly on and along the North-South center of section line of S4, T6N, R21W to the C.S. 1/16 corner of said S4, thence Easterly on and along the North boundary of the S1/2 SE1/4 of S4 to the S1/6 corner for Sections 3 and 4, T6N, R21W, thence Northerly on and along the West boundary of S3 to the West quarter corner of said S3, thence Easterly on and along the East-West center of section line of S3 to the C.E. 1/16 corner of S3, thence Southerly on and along the East boundary of the W1/2 SE1/4 of S3 to the E1/16 corner for Sections 3 and 10, T6N, R21W, thence Southerly on and along the East boundary of the NW1/4NE1/4, S10 to the NE1/16 corner for said S10, thence Easterly on and along the North boundary of the SE1/4NE1/4 to the N1/16 corner for Sections 10 and 11, T6N, R21W, thence Easterly on and along the North boundary of the S1/2NW1/4 of said S11 to the C.N.1/16 corner for S11; thence Easterly on and along the North boundary of the SW1/4NE1/4, S11 for 88.30 feet, thence due South for 1334.50 feet to the South boundary of said SW1/4NE1/4, S11, thence Westerly on and along said South boundary SW1/4NE1/4 for 88.30 feet to the C1/4 corner for Section 11, thence Westerly on and along the South boundary of the SE1/4NW1/4 to the CW1/16 corner for Section 11, thence Southerly on and along the west boundary of the NE1/4SW1/4 to the SW1/16 corner for Section 11; thence Southerly to the NE corner of Certificate of Survey No. 4245, Tract A, thence S 45 degrees 53'32"W for 673.54 feet to the South boundary of S11, thence Westerly on and along the South boundary of S11 for 41.36 feet to the thread of Blodgett Creek, thence on and along the thread of Blodgett Creek Southerly and Southwesterly to a point on the West boundary of S14, T6N, R21W, which point is 834.00 feet South of the Northwest corner of said Section 14, thence on and along the thread of Blodgett Creek Westerly through the NE1/4NE1/4 of S15, T6N, R21W, thence on and along the thread of Blodgett Creek Westerly and Southerly through the SE1/4NW1/4NE1/4, S15, thence on and along the thread of Blodgett Creek Southwesterly through the North half of the SW1/4NE1/4 of S15, thence on and along the thread of Blodgett Creek Southwesterly through the middle of the SE1/4NW1/4, S15 to the West boundary of said SE1/4NW1/4, thence Southerly on and along the West boundary of the SE1/4NW1/4, S15 for 330.00 feet to the C.W.1/16 corner of Section 15, thence due South for 360.93 feet, thence due West for 1331.28 feet to the West boundary of S15, thence on and along the West boundary of S15 to the point of beginning.

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PASSED and APPROVED this 13th day of March, 1991.

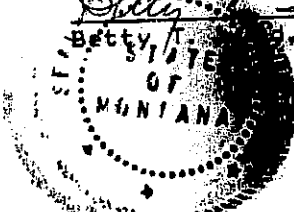
BOARD OF COUNTY COMMISSIONERS  
Ravalli County, Montana

Jerry L. Allen  
Jerry L. Allen, Chairman

Steven D. Powell  
Steven D. Powell, Member

Allen C. Horsfall, Jr.  
Allen C. Horsfall, Jr., Member

ATTEST:

Betty T. Lund  
Betty T. Lund, Clerk & Recorder  


March 11, 1991

TO: Ravalli County Commissioners  
FROM: Residents of the proposed Alvista Loop-Bowman Road Zoning District

As petitioners for the Alvista Loop-Bowman Road Zoning District, we would like to make our position clear on several issues which have arisen since the public hearing for the district on January 22.

1. The problem that was raised at the meeting with Mrs. Coppage and her attorney on March 8 with regards to youth group homes vs. youth foster homes is not an issue. It is an oversight that this distinction is not explicitly dealt with in the petition. The law makes it clear that youth group homes as defined in 41-3-1102 and as operated under the provisions of 41-3-1141 through 41-3-1143 are considered a residential use for the purposes of zoning. Thus, if the state considers Alpine Meadows Ranch to be a youth group home, the threshold at which the facility would become non-conforming with the provisions of the zone would be 12. For all other categories of community residential facilities the point of non-conformity would be 8.

2. Our intention for the zone in general is to prohibit all community residential facilities beyond the levels protected by state law. This is in keeping with the petition's prohibition of commercial activities that do not meet the definition of a home business or an agricultural operation. However, we believe that Alpine Meadows Ranch (and that facility alone) has a right by virtue of Mrs. Coppage's stated intentions and investment to be considered an existing use up to the number of 12 for the single 20 acre parcel on which it is located. We believe all consideration on the basis of an established intent should be given to Mrs. Coppage's possible need for a variance up to that number of 12.

3. There is no prior, established intent to create two parcels and operate two separate facilities. The surveying work for the proposed land division was begun after Mrs. Coppage knew of the zoning process. At the public hearing on the zone Mrs. Coppage stated that her planned facility would have 12 residents and made no mention of any intention to divide the land. This

proposed land division is not only a clear attempt to evade the intent of the zoning petition with regards to community residential facilities, but would also create a new, non-conforming use by creating a land parcel smaller than 10 acres.

There is ample precedent in the law for the denial of developments which would create or expand non-conforming uses and which are begun after a legitimate, public zoning process is under way but not yet completed. We take the position that Mrs. Coppage's application for a land split should be regarded as such a post hoc creation of a new, non-conforming use.

4. We believe that Mrs. Coppage's complaint that she is "being denied the luxury" of hypothetical, long-term plans has no merit. In this regards she is in a position no different than that of any of the signers or non-signers of the zoning petition. The right of property owners to request zoning regulations and the right of local governments to establish them is clearly based in law. We believe that undue attention is being given to a single non-signer of the petition and that the legitimate desires of the vast majority of the landowners in the area are not being given their due.

5. The petition was submitted to the clerk and recorder before the end of November, held there for several weeks to allow for the transition of county commissioners, officially recorded and certified by the end of December, and heard by the county commissioners on January 22. It is now March 11. We believe that it is well past the time to act on the petitioners' request. At this point there are no potential legal questions, which may or may not arise with regards to this petition, that will become clearer or less complicated with the passage of time. In fact, the indolent delay could have the effect of allowing new, non-conforming uses to come into being, creating new legal issues.

William C. Bunt  
Barney R. Dwyer  
Betty Holmes  
Raymond Dwyer  
Marshall Bunt

Tom Bunt  
Jon K. Benish  
Harold D. Williams  
Julius Williams  
Earl M. Pollard  
Eileen A. Pollard

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ALVISTA LOOP PUBLIC HEARING  
VOLUNTEER ZONING PETITION  
JANUARY 22, 1991 1:30 PM

At 1:30 PM on January 22, 1991, the BOARD OF COUNTY COMMISSIONERS held a public hearing to gather input regarding the proposed zoning petition for the Alvista Loop area. Commissioner Powell called the meeting to order and read the public notice as it was published in the Ravalli Republic. Because the legal description was so lengthy, Commissioner Powell referred to the posted map rather than reading the entire legal description. Commissioner Powell first called for proponents of the zoning district.

Tonya Bloom spoke first and gave the background of actually putting the petition together. She spoke of the Montana Codes Annotated and the County Comprehensive Plan providing for the creation of a volunteer zoning district. She reviewed the instructions she got from the Clerk & Recorder's Office and read portions of the County Comprehensive Plan. Tonya reviewed the time frame of the petition (work began in April, 1990) and the positive response she and the other petition organizers received from the residents of the area. Tonya stated that the group tried to make the zoning district as large as possible. Some of the factors used in determining the area were natural boundary lines, road use patterns and shared water use. They also consider this area to be a game migration area.

The proposed zoning district encompasses nearly 2,000 acres and 63 land owning units. There are currently approximately 35 dwellings in the area. Tonya was going to summarize the provisions of the petition but most people present had copies and it was felt that this was not necessary. Tonya also acknowledged that Mrs. Coppage had a problem with the fire provisions but the group has an alternative suggestion for that particular provision.

Jerry Williams spoke as a proponent of the district. He said they tried to talk to as many people as possible and wrote letters to property owners living out of the area, although they did not get much response from the non-residents. Jerry said he supports the zoning district because, as a resident, he chose where he wanted to live for many reasons. The proponents of the zoning district want to maintain the area and they share many common concerns. One of the density concerns is in regard to wells. Another concern is the affect on traffic. The agricultural use concept has appeal. We attempted to draft something that would deal with our mutual concerns without being overly restrictive. Jerry Williams urged adoption of the zoning district.

Ray Dunbar spoke as a proponent and addressed the issue from an Historical point of view. He does not want to see growth and development done in a helter/skelter manner as it now occurs. Mr. Dunbar feels that now is the time to control the kind of

growth that occurs.

Similar views were expressed by Judy Williams, Bill Bennish and Marshall Bloom, all of whom spoke as proponents of the zoning district.

Since there were no more proponents, Commissioner Powell called for Opponents. Jacquie Coppage spoke as an opponent to the zoning district.

Mrs. Coppage is planning to open a facility for recovering alcoholic or drug dependent adolescents. Mrs. Coppage discussed the type of youth that would be housed at the facility. They will not be juveniles who have been convicted of any type of crimes. They will be juveniles who have completed some type of drug or alcohol rehabilitation (she specified a medical facility) and need time and assistance in re-entering society.

Mrs. Coppage said she understood the concern and would be willing to answer any questions. She said there will be no additional traffic because the residents will have no cars.

Mrs. Coppage outlined the process she used in locating an area for the facility beginning in March, 1988. She said many of the things she was looking for mirror the things the other residents of the area looked for when they purchased land in that area. They like the values of a small town and were looking for a rural area that was close to medical facilities. They specified that they needed an un-zoned area and closed the deal on their property in May, 1989. In July, 1989 they sent their proposal to the bank. Mrs. Coppage stated that they bought with a specific purpose in mind and have put considerable money, along with three (3) years work, into the land. Mrs. Coppage called Bill Bennish to be sure their work was completed beyond what is required in the minimum codes.

Mrs. Coppage stated that when she spoke with Tonya Bloom regarding the petition, Tonya expressed concern that they were building something other than a home and that they were petitioning for the zoning district because they wanted to be sure that "something more obnoxious didn't move in". Mrs. Coppage stated that she believes this is spot zoning a very large area. She said she does have concerns about the fire restrictions and that this whole process is sending a very negative message to the youth in the area. It is commonly called NIMBY - not in my back yard.

Mrs. Coppage requested that they be excluded from the zoning district, otherwise she is prepared to fight the process. She stated that they want to be good neighbors.

Commissioner Powell called for other opponents and when there were none opened the meeting for comment. Commissioner Powell requested that all comments be directed to the BOARD however, he

addressed some questions he had first.

Commissioner Powell asked Mrs. Coppage why she felt that her group facility would be considered a non-conforming residence. She said because they are planning to take in twelve (12) children rather than the eight (8) specified in M.C.A. Also, schools are excluded. Commissioner Powell said they would be grand fathered in.

At this time Commissioner Powell explained that the purpose of this hearing is to help the BOARD OF COUNTY COMMISSIONERS understand what the residents of the area want. Second, if this is established, can the county enforce it. Commissioner Powell read from 7-6-2206 M.C.A. stating that the BOARD may pass a resolution of intent and publish that resolution twice in the paper. After publication, there is a time period allowed for written comment. If 40% of the freeholders contact the BOARD OF COUNTY COMMISSIONERS stating that they are against the creation of the zoning district, the Commissioners can not create the zone.

Earl Pollard, White Tail Drive, stated that approximately ten (10) years ago there was another attempt to volunteer the zone the area but the paperwork apparently dropped through the cracks and never got done. He feels this attempt is not a "spot zone" attempt because he was not even aware of the juvenile facility, although he is not opposed to it. The zoning is specifically to put a lid on high density development and to preserve the nature of the area. They do not want exploitation of the property in the area but the petition is not aimed at any group or person.

A discussion followed about lot size in that particular subdivision and it was stated that only four (4) of ten (10) lots are currently developed. Most of the lot owners are out of state. This subdivision would not be subject to the density requirements of the zoning district. All existing non-conforming pieces of property will be recognized.

Commissioner Powell brought up some of the issues that Mrs. Coppage raised and asked why she would be a non-conforming structure. The reason given was because of the twelve residents rather than eight. Bill Bennish said that would be a strong claim for a variance and Commissioner Powell stated that she would not need a variance, she would be grand fathered in. It was stated that the group facility was not mentioned in the letters that were sent out of state.

Ray Dunbar questioned the statements about schools and churches and asked if the word "public" preceded "schools". The Commissioners stated it did not and by inserting the word "public" that problem could be taken care of.

Jerry Williams stated that they deliberately tried to avoid spot zoning.

Bill Bennish stated that the intent of the zoning district is not to be too detailed or too open. Some schools would be OK and there is a provision in the codes for variance procedures and each request should be accepted or rejected on the merits.

Marshall Bloom said he thinks that Mrs. Coppage is taking this much too personally. Mrs. Coppage became a catalyst to help this petition keep going, but it is not directed at her. He was more upset by the proposed gravel pit than by this group home. No one is attempting to hustle this petition through to squeeze her out.

A discussion followed about the different requirements for eight and twelve residents of the home. A pre-existing grandfather clause was also discussed. No one seemed to have any objection to this as long as there was some ceiling built in.

It was stated that most people who signed the petition gave up things to be part of this zone. They did so to protect the current values.

Commissioner Powell questioned why the guest homes or caretaker quarters were specified for building codes but primary residences were not. It was stated that was an oversight and all residential dwellings should be built according to the codes.

The Commissioners asked how this group proposed that these building codes be enforced. The group said problems would be brought to the attention of the Board of County Commissioners and the County would be responsible to enforce the zoning regulations.

Commissioner Powell discussed the current staffing problems and there followed a discussion about putting these cases through civil court. The language of the fire provisions was discussed and Bill Bennish stated that one of the reasons for this type of language was to get rid of non-conforming houses. Tonya suggested that the section be altered to state that a non-conforming residence be replaced if it is done within one year. Tonya also stated that the people who developed the petition did not perceive this as a threat to Mrs. Coppage. Tonya understood from Mrs. Coppage that she intended to start small. Tonya also stated that she offered her home to Mrs. Coppage if she wanted to get together with the neighbors to discuss or answer any questions about what she was planning to do.

Commissioner Powell addressed some of the building criteria on page 10. The sewer system approval is a county responsibility, not State.

Don Melgren, representative of a group in the Stevensville area who are planning to present a volunteer zoning petition asked just what "incidental activities" meant. A discussion followed on the definitions of certain things, i.e., feedlot operations (it was decided that 10 was an arbitrary number and the criteria



should be based on acreage or on quality of surface resources)

Commissioner Powell said one of the things the BOARD questioned is "short term holding". "Accessory building" is another wide open phrase. Bill Bennish said you reach a point where you simply have to draw the line on how detailed you get. To him "accessory building" is any building that is secondary to the primary intention of the property.

There were no additional comments from the floor but Commissioner Horsfall had several concerns. Commissioner Horsfall said he is a proponent of zoning, however, if you cannot enforce the regulations, you have just clouded the books with a lot of regulations you can do nothing about. The prime example of that is the Public Nuisance law that the JP Court has attempted to enforce. Once the County accepts this zoning district, then we have a responsibility to follow up on enforcing it. You must realize that each of the zoning districts on this map has a different set of rules. This would result in spot enforcement by the County.

Larry Persson asked the BOARD how many times they have been asked to enforce the zoning regulations. Commissioner Powell responded not a lot but as the density in an area increases, so will the potential violations.

Bill Bennish stated that he believed the law provided for a Board of Adjustments, an internal structure to monitor compliance and grant variances. That way, if there was a conflict, there would also be the right of appeal. Commissioner Powell said the granting of variances can only be done by the County.

Commissioner Horsfall said it is the investigation of complaints that he has a problem with. The County simply does not have the staff. The group recommended a "zoning officer" or someone hired on a consultant basis.

Commissioner Horsfall asked Tonya Bloom (because she appeared to be the organizer of the petition) what the precipitating incident was that caused the action on the petition to be taken. Tonya replied that Mrs. Coppage group home was. She clarified the statement by saying that they had no objection to her facility, but that gave them pause to consider what could come into the area. Without zoning they are wide open. She stated that at the least there would be an increase in traffic.

Mrs. Coppage replied that there would be no increase in traffic except for that of a normal residence. She feels they are the precipitating event and that they were excluded from any participation in the formation of this petition.

Commissioner Powell asked what some of the other problems were that the Coppages had with the petition. Mrs. Coppage said the employee limit would be a problem. They cannot have just one

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employee, they plan to have a ratio of one to three or one to four. Many of the other provisions, she has no objection to. She asked the group to remember that she chose that location for many of the same reasons they did and does not want to see the area lose that quality.

Commissioner Powell thanked everyone for their participation and said the BOARD OF COUNTY COMMISSIONERS would take the matter under advisement. The hearing was adjourned.

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**PETITION FOR ZONING DISTRICT**

We, the Petitioners being (more than) 65 percent of the owners and freeholders of real property as described and set forth in Exhibit "A" attached hereto and incorporated herein by this reference, do respectfully request the Board of County Commissioners of Ravalli County, Montana, pursuant to the provisions of MCA 76 -2-101, order and create a Rural Agricultural - Residential zoning district for the purpose of furthering the health, safety, and general welfare of the people in said district, as set forth in the following restrictions.

**RURAL AGRICULTURAL-RESIDENTIAL DISTRICT**

The rural agricultural-residential district is hereby established to provide rural and semi-rural development of large land parcels primarily agricultural and low density residential uses. The purpose of this district is to conserve and protect open land uses, foster orderly growth and prevent urban and agricultural land use conflicts. Large land parcels are intended to protect wildlife habitat, natural vegetation and water sheds.

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### NON-CONFORMING RIGHTS

A parcel of land under one ownership and of record existing on the effective date of these restrictions, which by its size does not comply to the provisions herein, is hereby deemed a legally existing parcel.

Where a lawfully existing structure or use of land is made non-conforming by the provisions of these restrictions, said structure or use may be continued indefinitely under the following conditions:

- ✓ 1. The non-conforming use or structure cannot be enlarged or increased;
2. The non-conforming use or structure cannot be relocated to another location within the land parcel or the district;
- ✓ 3. If the non-conforming use is discontinued or abandoned for a period of more than one hundred and eighty <sup>340</sup> (180) days, any subsequent use of the land must be made to conform and
4. Should a non-conforming structure be damaged or destroyed to an extent exceeding fifty percent (50%) of its replacement value, excluding foundations, it shall not be reconstructed for any use other than those conforming to these restrictions.

**DEFINITIONS**

For the purpose of this ordinance certain words and terms are herein defined:

**ACCESSORY BUILDING:** A subordinated building on the same land parcel as the primary residence or agricultural building used exclusively for incidental activities.

**ACCESSORY USE:** A use incidental or accessory to the principal permitted use of a land parcel or building.

**AGRICULTURE:** The activity of ground cultivation, including raising and harvesting of crops, rearing and management of livestock, tillage, husbandry, farming, horticulture, and the like. Feed lot operations are not included herein.

**DAY CARE:** A family day-care home registered by the Department of Family Services under Title 52, Chapter 2, Part 7.

**FAMILY:** One or more persons occupying a dwelling unit as a member of a single, nonprofit, housekeeping unit. No more than five members may be unrelated by either blood, marriage or adoption.

**FEED LOT OPERATIONS:** Any property on which 10 or more cattle, swine, sheep, goats, horses, or the like, are held or contained for feeding and care in preparation for market and where more than 65% of the feed for such animals is supplementally provided from off premises. Short term holding

pens used for weaning, loading, branding etc. are not included.

**COMMUNITY RESIDENTIAL FACILITY:** A youth or adult foster home, a family day care home, a home for developmentally or physically handicapped persons, a halfway house for the rehabilitation of alcoholics or drug dependant persons, all as described in M.C.A., §76-2-411 and §76-2-412 and providing care 24 hours a day and serving eight or fewer persons.

**HOME OCCUPATION:** Any activity carried on entirely within the primary residential dwelling or accessory building of a land parcel involving the manufacture or sale of goods or services. Said activity must be clearly incidental and subordinate to the use of the dwelling and land for residential and agricultural purposes.

**JUNK YARD:** Land or buildings where waste, discarded or salvaged materials are brought to be stored, sold, exchanged, cleaned, packed, processed, disassembled or otherwise handled.

**LAND PARCEL:** A legally defined plot of land which is part of a duly recorded subdivision or separately recorded property, the deed for which has been recorded by the County Clerk and Recorder.

**KENNEL:** A place where 4 or more adult animals such as dogs, cats, etc. are kept commercially.

**MODULAR HOME:** A manufactured residential dwelling unit built off-site and delivered as a unit or in major components to the

site. A structure designed for permanent installation upon a foundation.

**MOBILE HOME:** A self-contained, factory built residential dwelling over 700 square feet intended for permanent occupancy and designed for transport upon its own chassis, to a building site to be set-up with or without a permanent foundation.

A. Recreational vehicle or travel trailer is not to be considered a mobile home.

**NUISANCE:** Any use, activity, or structure that interferes with the use or enjoyment of adjacent property, endangers personal health or safety, or is offensive to the senses, said nuisance being more particularly described in M.C.A. §27-30-101 and or §45-8-111.

**RECREATIONAL VEHICLE:** A vehicle or portable structure to be moved under its own power or towed for the purpose of providing temporary shelter during travel or recreational use.

**SIGN:** Any outside advertising device designed to inform or attract attention and that is permanently mounted to the ground or attached to or painted upon a building or structure.

**YARD:** The open space on any land parcel lying between a property line and any permanent building or structure (not including fences, movable sheds or playhouses and retaining walls).

**UNIFORM BUILDING CODE:** The most recent publication of the International Conference of Building Officials establishing minimum recommended standards for fire, life, and structural

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safety of buildings and related structures, as adopted by the State of Montana and amended in the Administrative Rules of Montana, Chapter 70, Building Codes Bureau.

#### PERMITTED USES

1.

One (1) single family residential dwelling may be erected on any land parcel. Types allowed include conventional homes, modular or mobile homes.

2.

Agriculture as defined herein and further described as follows.

3.

Aviaries, apiaries, worm farms, hatcheries for fish or poultry operations not to exceed 100 animals.

4.

Hydroponic nurseries and greenhouses for the propagation, cultivation and distribution of plants.

5.

Veterinary services.

6.

Grazing and harvesting of field, tree or bush crops.

7.

Non-intensive commercial raising, breeding and feeding of animals, except for operations previously defined as feed lot operations and providing that pens and other enclosures excluding



open pasture are maintained as outlined under the property development standards.

#### PERMITTED ACCESSORY USES

1.

One (1) guest home, employee or caretaker's quarters may be constructed on a land parcel in addition to the primary residence. Such quarters shall be permanent in nature, and conform to minimum construction standards of the Uniform Building Code. Erection and use of structures incidental to permitted uses such as barns, storage sheds, stables, workshops, private garages and the like, provided that they not be used by individuals other than the owner or tenant of the premises or their employees.

*2. Family Day Care*

3.

Group homes, as defined by M.C.A. §76-2-411 and §76-2-412, limited to one such facility per land parcel.

4.

Public utility buildings and facilities necessary for services or service distribution to the immediate Rural Agricultural/Residential Zoning District herein created, not to include, however, public offices, repair or storage facilities.

5.

Home Occupations (other than agriculture related as previously described) and meeting the following guidelines:

- A. Activities are carried on only within a principal building or enclosure;

- B. Activities involve only immediate family members occupying the home and employment of not more than one non-family member; and
- C. There shall be no exterior storage of materials or equipment or any other outward indication of the occupation which would detract from the agricultural or residential character of the property.

Home occupations are specifically interpreted not to include: machine shops, auto repair or body shops, restaurants, or any activity generating extensive traffic, excessive noise or otherwise constituting a nuisance.

#### EXCLUDED USES

Any use or accessory use not otherwise listed as permitted. For purposes of clarification, the following uses are specifically excluded:

1. Feed lot operations for horses, swine, sheep goats or the like.
2. Commercial dairy operations of more than 3 animals.
3. Kennels.
4. Junk yards.
5. Bulk chemical, fertilizer or grain or underground fuel storage and transfer facilities.

6. Buildings or permanent structures for agricultural processing including, shelling, milling, rendering, packing services and other similar uses.
7. Industrial and manufacturing businesses of any description other than specifically allowed in other sections of these restrictions.
8. Churches and schools.
9. Any use which by its operation or existence is deemed to constitute a nuisance.

#### PROPERTY DEVELOPMENT STANDARDS

**PROPERTY AREA:** Except for non-conforming land parcels existing at the time of adoption of these restrictions, no land parcel shall have an area less than 10 acres.

**Yards:**

A. Dwellings and accessory buildings over 200 square feet shall be set back from property lines a minimum of 40 feet.

B. Livestock pens and other enclosures excluding open pasture shall be set back a minimum of 40 feet from adjacent property lines other than those at road frontages.

**SIGNS:** Business professional signs not larger than 4 square feet may be permanently painted or attached to dwellings and accessory buildings or be freestanding.

Temporary real estate, political campaign, and construction signs not exceeding 12 square feet may be erected. Said signs must be removed within ten (10) days following termination of the activity for which they were intended. Signs shall not be flashing or utilize intermittent illumination.

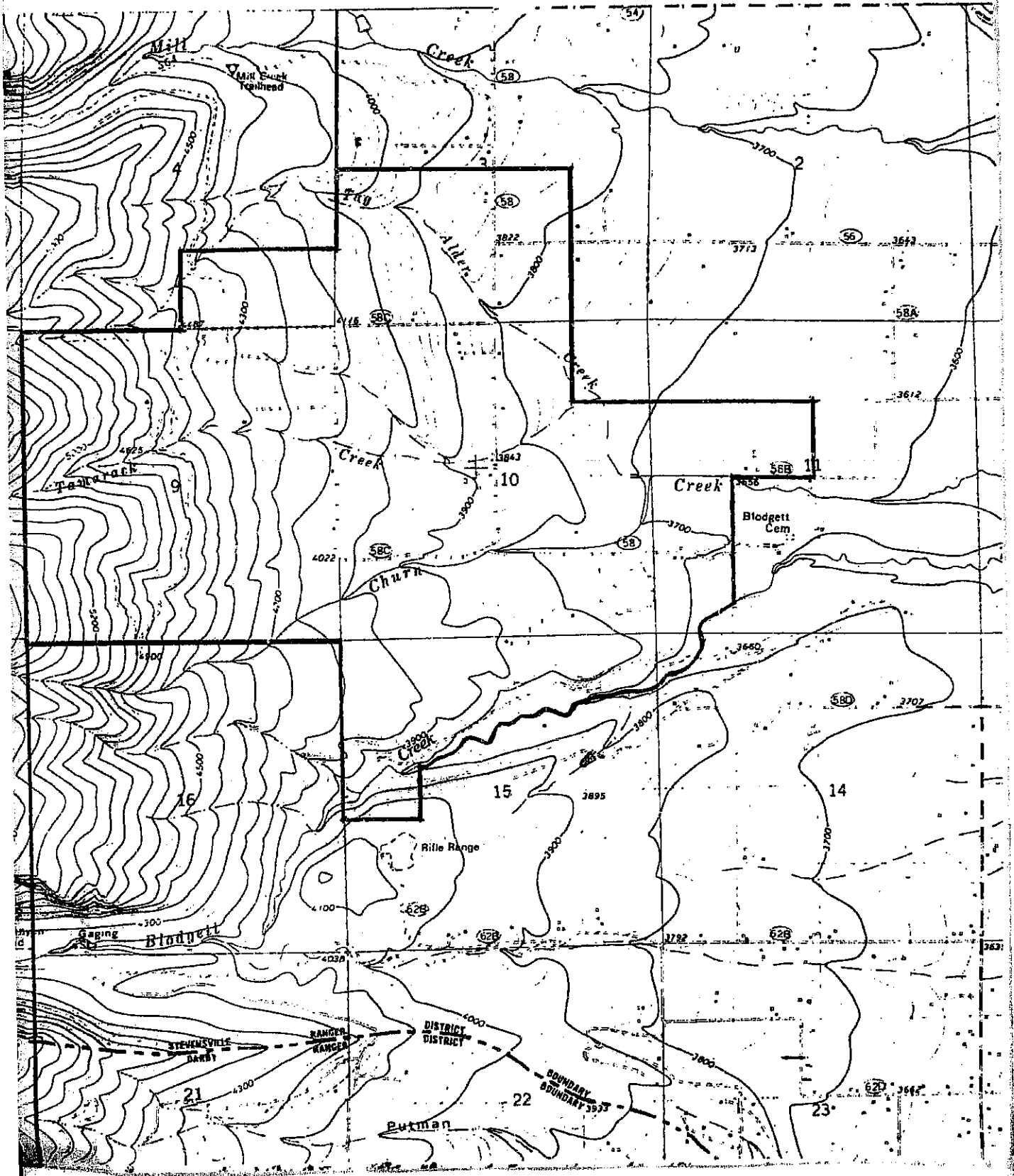
No sign shall be placed so as to obstruct traffic visibility at road intersections.

**BUILDING RESTRICTIONS:**

- A. All modular or mobile homes must have their wheels and axles removed and be set on a permanent building foundation as per minimum standards established by the Uniform Building Code. Said homes must conform to all State <sup>of</sup> ~~and~~ Montana building and electrical standards.
- B. All dwellings must be connected to permanent, state approved sewer and water systems.
- C. All site built dwellings and accessory buildings shall be constructed to minimum standards as set forth in the Uniform Building Code.
- D. All single family dwellings, site built, modular or mobile shall contain a minimum of 700 square feet of living space.

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## Zoning Area Perimeter Description

A large tract of land located in Section 3, 4, 9, 10, 11, 14, and 15 in Township 6 North, Range 21 West, Principal Meridian Montana, Ravalli County, Montana; the perimeter of which is described for zoning as follows:

Beginning at the southeast corner of Section 9, T.6N, R.21W.;

Thence westerly on and along the south boundary of Section 9 to the southwest corner of said Section 9;

Thence northerly on and along the west boundary of Section 9 to the northwest corner of Section 9;

Thence easterly on and along the north boundary of Section 9 to the north quarter corner of said Section 9;

Thence northerly on and along the north-south center-of-section line of Section 4, T.6N, R.21 W. to the C.S. 1/16 corner of said Section 4;

Thence easterly on and along the north boundary of the  $S\frac{1}{2}SE\frac{1}{4}$  of Section 4 to the  $S1/6$  corner for Sections 3 and 4, T.6N., R.21W.;

Thence northerly on and along the west boundary of Section 3 to the west quarter corner of said Section 3;

Thence easterly on and along the east-west center-of-section line of Section 3 to the C.S. 1/16 corner of Section 3;

Thence southerly on and along the east boundary of the  $W\frac{1}{2}SE\frac{1}{4}$  of Section 3 to the  $E1/16$  corner for Sections 3 and 10, T.6N., R.21W.;

Thence southerly on and along the east boundary of the  $NW\frac{1}{4}NE\frac{1}{4}$ , Section 10 to the  $NE1/16$  corner for said Section 10;

Thence easterly on and along the north boundary of the  $SE\frac{1}{4}NE\frac{1}{4}$  to the  $N1/16$  corner for Sections 10 and 11, T.6N., R.21W.;

Thence easterly on and along the north boundary of the  $S\frac{1}{2}NW\frac{1}{4}$  of said Section 11 to the C.N.1/16 corner for Section 11;

Thence easterly on and along the north boundary of the  $SW\frac{1}{4}NE\frac{1}{4}$ , Section 11 for 88.30 feet;

Thence due south for 1334.50 feet to the south boundary of said  $SW\frac{1}{4}NE\frac{1}{4}$ , Section 11;

Thence westerly on and along said south boundary  $SW\frac{1}{4}NE\frac{1}{4}$  for 88.30 feet to the C.1/16 corner for Section 11;

Thence westerly on and along the south boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  to the CW1/16 corner for Section 11;

Thence southerly on and along the west boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  to the SW1/16 corner for Section 11;

Thence southerly to the N.E. corner of Certificate of Survey No. 4245, Tract A;

Thence S.45°53'32"W. for 673.54 feet to the south boundary of Section 11;

Thence westerly on and along the south boundary of Section 11 for 41.35 feet to the thread of Blodgett Creek;

Thence on and along the thread of Blodgett Creek southerly and southwesterly to a point on the west boundary of Section 14, T.6N., R.21W., which point is 834.00 feet south of the northwest corner of said Section 14;

Thence on and along the thread of Blodgett Creek westerly through the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 15, T.6N., R.21W.;

Thence on and along the thread of Blodgett Creek westerly and southerly through the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 15;

Thence on and along the thread of Blodgett Creek southwesterly through the north half of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 15;

Thence on and along the thread of Blodgett Creek southwesterly through the middle of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 15 to the west boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ;

Thence southerly on and along the west boundary of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 15 for 330.00 feet to the C.W.1/16 corner of Section 15;

Thence due south for 360.93 feet;

Thence due west for 1331.28 feet to the west boundary of Section 15;

Thence on and along the west boundary of Section 15 to the point of beginning.

7566 40 D-3  
NAME- STEPHANI EVON L & LINDA MAURINE

NAME2-  
ADDR- 373 CHERYL AVENUE

CITY- LOS ALAMOS STATE- NM ZIP- 87544

SUBD CODE-

Parcel No. 196800

LOT BLOCK

SEC TWPSP RANGE

3 6 21

PROPERTY DESCRIPTION

NW 1/4 SEC 5 INDEX 5

80 AC

Date: 9/26/90

Signed:

Evon L. Stephani  
Evon L. Stephani

Linda Maurine Stephani  
Linda Maurine Stephani

NAME- PEARSON OTTO R & DORINE B  
NAME2- X ALLEN JAMES H & ANNETTE NEGUS

ADDR- 845 BOWMAN ROAD

CITY- HAMILTON

SUBD CODE-

STATE- MT ZIP- 59840

Parcel No. 194800

LOT BLOCK

SEC TWPSP RANGE

3 6 21

PROPERTY DESCRIPTION

NW 1/4 INDEX 6

40 AC

SUBD CODE-

PROPERTY DESCRIPTION

NW 1/4 INDEX 6

40 AC

Parcel No.

LOT BLOCK

SEC TWPSP RANGE

3 6 21

Date:

Signed:

James H. Allen  
James H. Allen

Annette Negus Allen  
Annette Negus Allen

NAME- GRISSUM ALBERT BRUCE ETAL GEORGE ELWOOD GRISSOM and PEARL IRENE GRISSOM  
NAME2- WEBER

ADDR- NW 176 BOWMAN ROAD

CITY- HAMILTON

SUBD CODE-

STATE- MT ZIP- 59840

Parcel No. 67300

LOT BLOCK

SEC TWPSP RANGE

3 6 21

PROPERTY DESCRIPTION

IN NW 1/4 INDEX 4

32.00 AC

Date:

Signed:

Albert Bruce Grissom  
Albert Bruce Grissom

George Elwood Grissom  
George Elwood Grissom

Pearl Irene Grissom Weber  
Pearl Irene Grissom Weber

NAME- PENROD SAMUEL M & JOYCE M

NAME2-  
ADDR- 854 BOWMAN ROAD

CITY- HAMILTON

SUBD CODE-

STATE- MT ZIP- 59840

Parcel No. 139800

LOT BLOCK

SEC TWPSP RANGE

3 6 21

PROPERTY DESCRIPTION

IN NW 1/4 INDEX 16

3 AC

Date:

Signed:

Samuel M. Penrod  
Samuel M. Penrod

Joyce M. Penrod  
Joyce M. Penrod

NAME- RODEWALD DORIS C

NAME2-  
ADDR- 890 BOWMAN RD

CITY- HAMILTON

SUBD CODE-

STATE- MT ZIP- 59840

Parcel No. 127200

LOT BLOCK

SEC TWPSP RANGE

3 6 21

PROPERTY DESCRIPTION

IN NW 1/4 INDEX 25

CS #667

5.008 AC

Date: 7-25-90

Signed:

Doris C. Rodewald  
Doris C. Rodewald



7560 41  
NAME- STEPHANI EVON L & LINDA MAURINE

NAME-  
ADDR- 373 CHERYL AVENUE

CITY- LOS ALAMOS STATE- NM ZIP- 87544

SUBD CODE-

PROPERTY DESCRIPTION  
NWSW SEC 5 INDEX 5  
80 AC

Parcel No. 196800  
LOT BLOCK  
SEC TWPSP RANGE  
3 6 21

Date:

Signed:

Evon L. Stephani

Linda Maurine Stephani

NAME- PEARSON OTTO R & DYTNE B

NAME2- X ALLEN JAMES H & ANNETTE NEGUS NPI

ADDR- 845 BOWMAN ROAD

CITY- HAMILTON

STATE- MT ZIP- 59840

SUBD CODE-

PROPERTY DESCRIPTION  
NWSW INDEX 6  
40 AC

Parcel No. 194800  
LOT BLOCK  
SEC TWPSP RANGE  
3 6 21

SUBD CODE-

PROPERTY DESCRIPTION  
NWSW INDEX 6  
40 AC

Parcel No.  
LOT BLOCK  
SEC TWPSP RANGE  
3 6 21

Date: 9-19-90

Signed:

James H. Allen

Annette Negus Allen

NAME- GRISSOM ALBERT BRUCE ETAL GEORGE ELWOOD GRISSOM and PEARL IRENE GRISSOM

NAME2-

ADDR- N 176 BOWMAN ROAD

CITY- HAMILTON

STATE- MT ZIP- 59840

SUBD CODE-

PROPERTY DESCRIPTION  
IN NWSW INDEX 9  
32.00 AC

Parcel No. 67300  
LOT BLOCK  
SEC TWPSP RANGE  
3 6 21

Date:

Signed:

Albert Bruce Grissom

George Elwood Grissom

Pearl Irene Grissom Weber

NAME- PENROD SAMUEL M & JOYCE M

NAME2-

ADDR- 854 BOWMAN ROAD

CITY- HAMILTON

STATE- MT ZIP- 59840

SUBD CODE-

PROPERTY DESCRIPTION  
IN NWSW INDEX 16  
3 AC

Parcel No. 139800  
LOT BLOCK  
SEC TWPSP RANGE  
3 6 21

Date:

Signed:

Samuel M. Penrod

Joyce M. Penrod

NAME- RODEWALD DORIS L

NAME2-

ADDR- 890 BOWMAN RD

CITY- HAMILTON

STATE- MT ZIP- 59840

SUBD CODE-

PROPERTY DESCRIPTION  
IN NWSW INDEX 25  
CS #647  
5.008 AC

Parcel No. 127200  
LOT BLOCK  
SEC TWPSP RANGE  
3 6 21

Date:

Signed:

Doris C. Rodewald

7560

42

NAME - HALLOCK GRAYDON B &amp; MARJORIE L

NAME2 -

ADDR - NW 910 ALVISTA LOOP

CITY - HAMILTON

SUBD CODE -

STATE - MT ZIP - 59840

Parcel No.: 191000

LOT BLOCK

SEC TWNSP RANGE

3 6 21

PROPERTY DESCRIPTION

SWSW INDEXES 10, 11, 6 12

40 AC

Date: 10-2-90Signed: Graydon B. Hallock

Graydon B. Hallock

Marjorie L. Hallock

Marjorie L. Hallock

NAME - BAKER PAUL C &amp; CLAUDINE M

NAME2 -

ADDR - NW 990 BOWMAN ROAD

CITY - HAMILTON

SUBD CODE -

STATE - MT ZIP - 59840

Parcel No.: 198500

LOT BLOCK

SEC TWNSP RANGE

9 6 21

PROPERTY DESCRIPTION

IN NENE INDEX 1

CS #1241

20.07 AC

SWSE INDEX 4 40 AC

SUBJECT TO EASEMENT 127-353

Date: 9-6-90Signed: Paul C. Baker

Paul C. Baker

Claudine M. Baker

Claudine M. Baker

NAME - HOLMES A J &amp; BETTY R

NAME2 -

ADDR - 737 ALVISTA LOOP

CITY - HAMILTON

SUBD CODE -

STATE - MT ZIP - 59840

Parcel No.: 198700

LOT BLOCK

SEC TWNSP RANGE

9 6 21

PROPERTY DESCRIPTION

S1/2NWN 6 N1/2NENE INDEX 11

CS #1241

40.17 AC

Date: 10-2-90Signed: A. J. Holmes

A. J. Holmes

Betty R. Holmes

Betty R. Holmes

NAME - PAWLITSCHER DOROTHY

NAME2 -

ADDR - NW 760 ALVISTA LOOP

CITY - HAMILTON

SUBD CODE -

STATE - MT ZIP - 59840

Parcel No.: 198800

LOT BLOCK

SEC TWNSP RANGE

9 6 21

PROPERTY DESCRIPTION

N1-2NWN INDEX 12

CS #1241

20.11 AC

SUBD CODE -

PROPERTY DESCRIPTION

N1-2S1-2N1-2SE INDEX 3

20 AC

Date: 11-2-90Signed: Dorothy Pawlitschek

Dorothy Pawlitschek

NAME - GARRARD NATHANIEL &amp; BEVERLY

NAME2 - X BLOOM MARSHALL E &amp; TONIA F

NP1

ADDR - ROCKY MOUNTAIN LAB

CITY - HAMILTON

SUBD CODE -

STATE - MT ZIP - 59840

Parcel No.: 190800

LOT BLOCK

SEC TWNSP RANGE

9 6 21

PROPERTY DESCRIPTION

IN S1-2NE INDEX 7

19.15 AC

Date: 2-16-90Signed: Marshall E. Bloom

Marshall E. Bloom

Tonia F. Bloom

Tonia F. Bloom

NAME- PAPPAS JERRY L MARY E  
NAME2-  
ADDR- NW 340 ALVISTA LOOP  
CITY- HAMILTON STATE- MT ZIP- 59840  
SUBD CODE-

PROPERTY DESCRIPTION  
IN S1-2NE INDEX 6  
10.01 AC

Parcel No. 194700  
LOT BLOCK  
SEC TWPSP RANGE  
9 6 21

SUBD CODE-

PROPERTY DESCRIPTION  
IN S1-2NE INDEX 4  
51.44 AC

Parcel No. 194600  
LOT BLOCK  
SEC TWPSP RANGE  
9 6 21

Date: OCT-2-1990

Signed:

*Jerry Pappas*  
Jerry Pappas  
*Mary E. Pappas*  
Mary E. Pappas

NAME- STEINER ROBERT W & BEVERLY S; CLIFFORD, Carleton M. & Joan B.;  
NAME2- YUNKER, Conrad E. & Samira L.; YUNKER, JR., Conrad E., Trustee  
ADDR- 218 NICOL'S DRIVE  
CITY- HAMILTON STATE- MT ZIP- 59840  
SUBD CODE-

PROPERTY DESCRIPTION  
S4 INDEX 5  
160 AC

Parcel No. 2400  
LOT BLOCK  
SEC TWPSP RANGE  
9 6 21

Date: 9-28-90

Signed:

*Carleton M. Clifford*  
Carleton M. Clifford  
*Joan B. Clifford*  
Joan B. Clifford

*Robert W. Steiner*  
Robert W. Steiner  
*Beverly S. Steiner*  
Beverly S. Steiner

CONRAD E. YUNKER, SAMIRA L. YUNKER and  
CONRAD E. YUNKER, JR. Trustee

NAME- COPPAGE RICHARD L & JACQUIE  
NAME2-  
ADDR- 1030 TONEKA  
CITY- PASADENA STATE- CA ZIP- 91104  
SUBD CODE-

PROPERTY DESCRIPTION  
N1-2N1-2E1-2SE INDEX 2  
20 AC

Parcel No. 189500  
LOT BLOCK  
SEC TWPSP RANGE  
9 6 21

Date:

Signed:

Richard L. Coppage

NAME- CITIZENS STATE BANK  
NAME2- X BAKER FRED & SADIE HAYDEN-BAKER NPI  
ADDR- P O BOX 151328  
CITY- SAN DIEGO STATE- CA ZIP- 92115  
SUBD CODE-

PROPERTY DESCRIPTION  
IN S1-2S1-2N1-2SE IN S4SE IN S4SE  
INDEX 18  
PART PARCEL 1 CS #1994  
CS #2337 PARCEL D  
22.28 AC

Parcel No.  
LOT BLOCK  
SEC TWPSP RANGE  
9 6 21

SUBD CODE-

PROPERTY DESCRIPTION  
IN S4SE INDEX 9  
CS #1994 LESS CS #2337 PARCEL D  
4.65 AC

Parcel No.  
LOT BLOCK  
SEC TWPSP RANGE  
9 6 21

SUBD CODE-

PROPERTY DESCRIPTION  
IN S4SE INDEX 10  
PART PARCEL 1 CS #1994  
4.35 AC

Parcel No.  
LOT BLOCK  
SEC TWPSP RANGE  
9 6 21

SUBD CODE-

PROPERTY DESCRIPTION  
IN S4SE PT SESE IN NESE INDEX 17  
CS #1994 PT PARCEL 2  
17.98 AC

Parcel No.  
LOT BLOCK  
SEC TWPSP RANGE  
9 6 21

Date:

Signed:

Fred Baker

Sadie Hayden-Baker

7560

44

NAME- CITIZENS STATE BANK

NAME2- \* WATSON RICHARD B & ANN-MARIE

NP1

ADDR- 1390 EASTSIDE HIGHWAY

CITY- CORVALLIS

STATE- MT ZIP- 59828

SUBD CODE-

PROPERTY DESCRIPTION

IN S&SE IN SESE INDEX 16

PARCEL 3 CS #1994

22.63 AC

SUBD CODE-

PROPERTY DESCRIPTION

IN S&SE IN SESE INDEX 13

PARCEL 4 CS #1994

22.63 AC

SUBD CODE-

PROPERTY DESCRIPTION

SESE INDEX 8

10 AC

Parcel No. 197900

LOT BLOCK

SEC TOWNSHIP RANGE

9 6 21

Parcel No. 197800

LOT BLOCK

SEC TOWNSHIP RANGE

9 6 21

Parcel No. 198200

LOT BLOCK

SEC TOWNSHIP RANGE

9 6 21

Dated: 9/19/90

Signed:

*Richard B. Watson*

Richard B. Watson

*Ann-Marie Watson*

Ann-Marie Watson

NAME- GRISSOM ALBERT BRUCE

NAME2-

ADDR- N 775 BOWMAN ROAD

CITY- HAMILTON

STATE- MT ZIP- 59840

SUBD CODE-

PROPERTY DESCRIPTION

IN NESE INDEX 2

40 AC

Parcel No. 168700

LOT BLOCK

SEC TOWNSHIP RANGE

10 6 21

Dated

Signed:

Albert Bruce Grissom

NAME- LOCKHART LAWRENCE E & DIXIE J

NAME2-

ADDR- 663 HUMAN RD

CITY- HAMILTON

STATE- MT ZIP- 59840

SUBD CODE-

PROPERTY DESCRIPTION

IN NENW INDEX 22

CS #965 20.19 AC

Parcel No. 191900

LOT BLOCK

SEC TOWNSHIP RANGE

10 6 21

Dated

Signed:

Lawrence E. Lockhart

Dixie J. Lockhart

NAME- BROWN ALFRED T & SHIRLEY

NAME2-

ADDR- 2820 MILLER VALLEY ROAD

CITY- PINE VALLEY

STATE- CA ZIP- 92062

SUBD CODE-

PROPERTY DESCRIPTION

IN SWNW INDEX 4 & 24

CS #2914 TRACTS C-1 & C-2

20.10 AC

Parcel No. 195500

LOT BLOCK

SEC TOWNSHIP RANGE

10 6 21

Dated 9-20-90

Signed:

*Alfred T. Brown*

Alfred T. Brown

Shirley Brown

NAME- PIATT WILLIAM R & MARIE H

NAME2-

NAME2- \* GEARHART RONALD J & EDNA M ET AL NP1

ADDR- N 707 BOWMAN ROAD

CITY- HAMILTON

STATE- MT ZIP- 59840

SUBD CODE-

PROPERTY DESCRIPTION

IN NESW INDEX 18 & 11 SENW INDEX 18

74 AC

Parcel No.

LOT BLOCK

SEC TOWNSHIP RANGE

10 6 21

Dated

Signed:

Ronald J. Gearhart

Edna M. Gearhart

Roberta M. Gearhart

7560

45

NAME - CITIZENS STATE BANK  
 NAME2 - \* WATSON RICHARD B & ANN-MARIE NPI  
 ADDR - 1393 EASTSIDE HIGHWAY  
 CITY - CORVALLIS STATE - MT ZIP - 59824  
 SUBD CODE -

Parcel No.  
 LOT BLOCK  
 SEC TOWNSHIP RANGE  
 9 6 21

PROPERTY DESCRIPTION  
 IN SASE IN SESE INDEX 15  
 PARCEL 3 CS #1994  
 22.63 AC

SUBD CODE -  
 PROPERTY DESCRIPTION  
 IN SASE IN SESE INDEX 13  
 PARCEL 4 CS #1994  
 22.63 AC

Parcel No.  
 LOT BLOCK  
 SEC TOWNSHIP RANGE  
 9 6 21

SUBD CODE -  
 PROPERTY DESCRIPTION  
 SESESE INDEX 4  
 13 AC

Parcel No.  
 LOT BLOCK  
 SEC TOWNSHIP RANGE  
 9 6 21

Dated: 9/19/90

Signed: Richard B. Watson

Richard B. Watson

Ann-Marie Watson

Ann-Marie Watson

NAME - GRISSEM ALBERT BRUCE  
 NAME2 -  
 ADDR - N. 77th BOWMAN ROAD  
 CITY - HAMILTON STATE - MT ZIP - 59843  
 SUBD CODE -

Parcel No. 158700  
 LOT BLOCK  
 SEC TOWNSHIP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 TOWN INDEX 2  
 40 AC

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Albert Bruce Grissom

NAME - LOCKHART LAWRENCE E & DIXIE J  
 NAME2 -  
 ADDR - 503 BOWMAN RD  
 CITY - HAMILTON STATE - MT ZIP - 59843  
 SUBD CODE -

Parcel No. 191900  
 LOT BLOCK  
 SEC TOWNSHIP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 IN SEEN INDEX 22  
 CS #305 20.19 AC

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Lawrence E. Lockhart

Dixie J. Lockhart

NAME - BROWN ALFRED T & SHIRLEY  
 NAME2 -  
 ADDR - 2820 MILLER VALLEY ROAD  
 CITY - PINE VALLEY STATE - CA ZIP - 92062  
 SUBD CODE -

Parcel No. 195500  
 LOT BLOCK  
 SEC TOWNSHIP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 IN SANA INDEX 4 & 24  
 CS #2914 TRACTS C-1 & C-2  
 20.10 AC

Dated: 9-21-90

Signed: \_\_\_\_\_

Alfred T. Brown

Shirley J. Brown

Shirley Brown

NAME - PIATT WILLIAM R & MARIE B  
 NAME2 - \* GEARHART RONALD J & EDNA M ET AL NPI  
 ADDR - N. 707 BOWMAN ROAD  
 CITY - HAMILTON STATE - MT ZIP - 59843  
 SUBD CODE -

Parcel No.  
 LOT BLOCK  
 SEC TOWNSHIP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 IN MESA INDEX 12 & 11 SEEN INDEX 16  
 74 AC

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Ronald J. Gearhart

Edna M. Gearhart

Robert M. Gearhart

7560

46

NAME- CITIZENS STATE BANK  
 NAME2- X WATSON RICHARD B & ANN-MARIE NPI  
 ADDR- 1390 EASTSIDE HIGHWAY  
 CITY- CORVALLIS STATE- MT ZIP- 59824  
 SUBD CODE-

Parcel No.  
 LOT BLOCK  
 SEC TWPNSP RANGE  
 9 6 21

SUBD CODE-

PROPERTY DESCRIPTION  
 IN S4SE IN SESE INDEX 16  
 PARCEL 3 CS #1994  
 22.63 AC

Parcel No.  
 LOT BLOCK  
 SEC TWPNSP RANGE  
 9 6 21

SUBD CODE-

PROPERTY DESCRIPTION  
 IN S4SE IN SESE INDEX 13  
 PARCEL 4 CS #1994  
 22.63 AC

Parcel No.  
 LOT BLOCK  
 SEC TWPNSP RANGE  
 9 6 21

PROPERTY DESCRIPTION  
 SESESE INDEX 8

Dated:

Signed:

Richard B. Watson

Ann-Marie Watson

NAME- GRISSON ALBERT BRUCE

NAME2-

ADDR- N4 776 BOWMAN ROAD  
 CITY- HAMILTON STATE- MT ZIP- 59840  
 SUBD CODE-

Parcel No. 168700  
 LOT BLOCK  
 SEC TWPNSP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 IRNE INDEX 2  
 40 AC

Dated 9-19-90

Signed:

*Albert B. Grisson*  
 Albert Bruce Grisson

NAME- LOCKHART LAWRENCE E &amp; DIXIE J

NAME2-

ADDR- 663 BOWMAN RD  
 CITY- HAMILTON STATE- MT ZIP- 59840  
 SUBD CODE-

Parcel No. 191900  
 LOT BLOCK  
 SEC TWPNSP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 IN NENA INDEX 22  
 CS #965 20.19 AC

Dated 9-19-90

Signed:

*Lawrence E. Lockhart*  
 Lawrence E. Lockhart

*Dixie J. Lockhart*  
 Dixie J. Lockhart

NAME- BROWN ALFRED T &amp; SHIRLEY

NAME2-

ADDR- 2820 MILLER VALLEY ROAD  
 CITY- PINE VALLEY STATE- CA ZIP- 92062  
 SUBD CODE-

Parcel No. 195500  
 LOT BLOCK  
 SEC TWPNSP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 IN S4NW INDEX 4 & 24  
 CS #2914 TRACTS C-1 & C-2  
 20.10 AC

Dated

Signed:

Alfred T. Brown

Shirley Brown

NAME- PIATT WILLIAM R &amp; MARIE H

NAME2- X GEARHART RONALD J &amp; EDNA M ET AL NPI

ADDR- NW 707 BOWMAN ROAD  
 CITY- HAMILTON STATE- MT ZIP- 59840  
 SUBD CODE-

Parcel No. 195200  
 LOT BLOCK  
 SEC TWPNSP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 IN NESA INDEX 10 & 11 SENW INDEX 16  
 72 AC

Dated

Signed:

9/25/1990

*Edna M. Gearhart*  
 Edna M. Gearhart

*Ronald J. Gearhart*  
 Ronald J. Gearhart  
*Roberta M. Gearhart*  
 Roberta M. Gearhart

7566

47

NAME - DUNBAR THOMAS L & MARGARET E  
 NAME2 -  
 ADDR - 120 DUTCH HILL ROAD  
 CITY - VICTOR STATE - MT ZIP - 59875  
 SUBD CODE -

Parcel No. 190200  
 LOT BLOCK

SEC TOWNSHIP RANGE  
 10 6 21

Parcel No. 644600  
 LOT BLOCK

SEC TOWNSHIP RANGE  
 15 6 21  
 15 6 21

Parcel No. 190400  
 LOT BLOCK

SEC TOWNSHIP RANGE  
 15 6 21

Parcel No. 190100  
 LOT BLOCK

SEC TOWNSHIP RANGE  
 15 6 21

Parcel No. 190300  
 LOT BLOCK

SEC TOWNSHIP RANGE  
 15 6 21

PROPERTY DESCRIPTION  
 S1/2SW INDEXES 12 & 13  
 80 AC

SUBD CODE -  
 PROPERTY DESCRIPTION  
 N 330' OF NWSW 5 OF BLODGETT CR IND 6  
 SNNW 1/4 OF BLODGETT CR INDEX 6  
 12 AC

SUBD CODE -  
 PROPERTY DESCRIPTION  
 SNNW 1/4 OF BLODGETT CR INDEX 6  
 38 AC

SUBD CODE -  
 PROPERTY DESCRIPTION  
 NNNW INDEX 5  
 40 AC

SUBD CODE -  
 PROPERTY DESCRIPTION  
 N 60 RDS OF NNNW INDEX 10  
 30 AC

Dated: Sept 24/1990

Signed: Thomas L. Dunbar  
 Thomas L. Dunbar

Margaret E. Dunbar  
 Margaret E. Dunbar

NAME - DUNBAR RAYMOND & LAURIE  
 NAME2 -  
 ADDR - NW 700 BOWMAN ROAD  
 CITY - HAMILTON STATE - MT ZIP - 59840  
 SUBD CODE -

Parcel No. 47000  
 LOT BLOCK

SEC TOWNSHIP RANGE  
 10 6 21  
 10 6 21

PROPERTY DESCRIPTION  
 IN S1/2SWNE INDEX 21  
 IN NWSE INDEX 21  
 5 AC

Dated: Sept. 24/1990

Signed: Raymond Dunbar  
 Raymond Dunbar

Laurie Dunbar  
 Laurie Dunbar

NAME - PERRY LINDA L  
 NAME2 -  
 ADDR - NW 631 BOWMAN ROAD  
 CITY - HAMILTON STATE - MT ZIP - 59840  
 SUBD CODE -

Parcel No. 188700  
 LOT BLOCK

SEC TOWNSHIP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 IN NWSE INDEX 20  
 TRACT 8 CS #218  
 5.09 AC

Dated: 9-24-90

Signed: Linda L. Perry  
 Linda L. Perry

7560

48

NAME- PERSSON HARRY L  
NAME2-  
ADDR- NW 627 BOWMAN ROAD  
CITY- HAMILTON STATE- MT ZIP- 59840  
SUBD CODE-

Parcel No. 194900  
LOT BLOCK  
SEC TWNSP RANGE  
17 6 21

PROPERTY DESCRIPTION  
IN SWSE INDEX 15  
CS #2836  
3.15 AC

Dated: 10/24/90

Signed: Barry L. Persson  
Barry L. Persson

NAME- PERSSON LARRY & JOYCE M  
NAME2-  
ADDR- NW 623 BOWMAN RD  
CITY- HAMILTON STATE- MT ZIP- 59840  
SUBD CODE-

Parcel No. 195100  
LOT BLOCK

PROPERTY DESCRIPTION  
IN SESE INDEX 17  
38.77 AC

SEC TWNSP RANGE  
17 6 21

SUBD CODE-

Parcel No. 195000  
LOT BLOCK

PROPERTY DESCRIPTION  
N1-2N4NE N4W4NE INDEX 9  
30 AC

SEC TWNSP RANGE  
15 6 21

Dated: 9/24/90

Signed: Larry Persson  
Larry Persson

NAME- SVLLING ALVIN R & EVELYN GRANS  
NAME2- X EBERWEIN CLIFFORD D & LINDA A  
ADDR- NW 506 MC KILLOP LANE  
CITY- HAMILTON STATE- MT ZIP- 59840  
SUBD CODE-

NPI

Parcel No. 149200  
LOT BLOCK

PROPERTY DESCRIPTION  
SEW & APPROX W 91' OF SWNE INDEX 19  
42.76 AC

SEC TWNSP RANGE  
11 6 21

Dated: 09/24/90

Signed: Clifford D. Eberwein  
Clifford D. Eberwein  
Linda A. Eberwein

NAME- HOFFMAN ARLYS  
NAME2- X FOUST DAVID G & NADINE A  
ADDR- NW 467 MC KILLOP LANE  
CITY- HAMILTON STATE- MT ZIP- 59840  
SUBD CODE-

NPI

Parcel No.  
LOT BLOCK  
SEC TWNSP RANGE  
11 6 21

PROPERTY DESCRIPTION  
PT NESW INDEX 25  
1.81 AC

SUBD CODE-

LOT BLOCK  
SEC TWNSP RANGE  
11 6 21

PROPERTY DESCRIPTION  
IN NESW INDEX 27  
6.38 AC

Dated:

Signed: David G. Foust  
David G. Foust

NAME- WILLIAMS GERALD D & JUDITH  
NAME2-  
ADDR- NW 518 BOWMAN RD  
CITY- HAMILTON STATE- MT ZIP- 59840  
SUBD CODE-

Nadine A. Foust

Parcel No. 133400  
LOT BLOCK  
SEC TWNSP RANGE  
11 6 21

PROPERTY DESCRIPTION  
IN NESW INDEX 28  
39 AC

Dated: 9/16/90

Signed: Gerald D. Williams  
Gerald D. Williams  
Judith Williams



7560

49

NAME- ROUSE GARY LEE & JUDY MAE  
 NAME2-  
 ADDR- 325 WEST MAIN  
 CITY- HAMILTON  
 SUBD CODE-

STATE- MT ZIP- 59840

Parcel No. 196300  
 LOT BLOCK  
 SEC TWNSP RANGE  
 11 6 21  
 11 6 21

PROPERTY DESCRIPTION  
 IN E1-2SW PT INDEX 21  
 .12 AC  
 IN E1-2SW PT INDEX 21 1.96 AC

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Gary Lee Rouse

Judy Mae Rouse

NAME- BROWNING RAY J & MARY CATHERINE  
 NAME2-  
 ADDR- NW 452 HOWMAN ROAD  
 CITY- HAMILTON  
 SUBD CODE-

STATE- MT ZIP- 59840

Parcel No. 25800 ?  
 LOT BLOCK  
 SEC TWNSP RANGE  
 11 6 21

PROPERTY DESCRIPTION  
 IN S1/2NE1/4 PT INDEX 24  
 2.33 AC

SUBD CODE-

PROPERTY DESCRIPTION  
 SWS1/4 OF BLODGETT CR NW1/4SW IND 18  
 IN NE1/4SW PT INDEX 24  
 20.75 AC

LOT BLOCK  
 SEC TWNSP RANGE  
 11 6 21  
 11 6 21

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Ray J. Browning

Mary Catherine Browning

NAME- FULLMER C V  
 NAME2-  
 ADDR- 208 NO 5TH STREET  
 CITY- HAMILTON  
 SUBD CODE-

STATE- MT ZIP- 59840

Parcel No. 190700  
 LOT BLOCK  
 SEC TWNSP RANGE  
 11 6 21

PROPERTY DESCRIPTION  
 IN S1/4SW INDEX 22  
 19 AC

SUBD CODE-

PROPERTY DESCRIPTION  
 IN SE1/4SW INDEX 34  
 1 AC

Parcel No. 133410  
 LOT BLOCK  
 SEC TWNSP RANGE  
 11 6 21

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

C. V. Fullmer

NAME- BASS CHAUNCEY & ANN  
 NAME2-  
 ADDR- NW 519 HOWMAN ROAD  
 CITY- HAMILTON  
 SUBD CODE-

STATE- MT ZIP- 59840

Parcel No. 194500  
 LOT BLOCK  
 SEC TWNSP RANGE  
 11 6 21

PROPERTY DESCRIPTION  
 IN SWSW INDEX 12  
 3.89 AC

Dated: 9-20-90

Signed: \_\_\_\_\_

Chauncey Bass

Ann Bass

NAME- JONES LAYTON F & VERNA M  
 NAME2-  
 ADDR- 830 PARKER AVE  
 CITY- HAMILTON STATE- MT ZIP- 59840  
 SUBD CODE-

Parcel No. 191500  
 LOT BLUCK  
 SEC TWNSP RANGE  
 15 6 21

PROPERTY DESCRIPTION  
 IN N1-2NE INDEX 26  
 PARCEL B  
 4.134 AC

Dated: 12/01/1990

Signed: Layton F. Jones  
Verna M. Jones  
 Layton F. Jones  
 Verna M. Jones

NAME- POLLARD EARL JR & EILEEN  
 NAME2-  
 ADDR- NW 400 JORGY WAY  
 CITY- HAMILTON STATE- MT ZIP- 59840  
 SUBD CODE-

Parcel No. 195600  
 LOT BLUCK  
 SEC TWNSP RANGE  
 14 6 21  
 15 6 21

PROPERTY DESCRIPTION  
 IN N4NW INDEX 21  
 IN NENE INDEX 18  
 15.3 AC

Dated: 10-10-90

Signed: Earl Pollard Jr.  
Eileen Pollard  
 Earl Pollard, Jr.  
 Eileen Pollard

NAME- MILLER THOMAS A & ANNA M SIKULA  
 NAME2-  
 ADDR- NW 433 JORGY WAY  
 CITY- HAMILTON STATE- MT ZIP- 59840  
 SUBD CODE-

Parcel No. 193300  
 LOT BLUCK  
 SEC TWNSP RANGE  
 15 6 21

PROPERTY DESCRIPTION  
 IN NENE INDEX 27  
 PARCEL A CS #004  
 4.14 AC

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_  
 Thomas A. Miller  
 Anna M. Sikula Miller

NAME- PIATT WILLIAM R & MARIE M  
 NAME2- \* CHAMPION JAMES W & ELIZABETH F NPI  
 ADDR- P O BOX 43  
 CITY- HAMILTON STATE- MT ZIP- 59840  
 SUBD CODE-

Parcel No. 195330

LOT BLUCK  
 SEC TWNSP RANGE  
 LOT 3

PROPERTY DESCRIPTION  
 TAMARACK MEADOWS  
 6.77 AC

Dated: 10/10/90

Signed: James W. Champion  
Elizabeth F. Champion  
 James W. Champion  
 Elizabeth F. Champion

NAME- BENISH WILLIAM C & SUSAN K  
 NAME2-  
 ADDR- NW 601 EVERGREEN ROAD  
 CITY- HAMILTON STATE- MT ZIP- 59840  
 SUBD CODE-

Parcel No. 195340  
 LOT BLUCK  
 SEC TWNSP RANGE

PROPERTY DESCRIPTION  
 TAMARACK MEADOWS  
 6.84 AC

Dated: 9/28/90

Signed: William C. Benish  
Susan K. Benish  
 William C. Benish  
 Susan K. Benish

NAME- LILYQUIST DAVID J &amp; VICKI L

NAME2-

ADDR- 524 WAPITI LOOP

CITY- HAMILTON

STATE- MT ZIP- 59840

SUBD CODE-

Parcel No. 191800

LOT BLOCK

SEC TWNSP RANGE

PROPERTY DESCRIPTION

BLDGGETT MEADOWS

LOT 3

5.22 AC

Dated: 10-4-90

Signed:

David J. Lilyquist

Vicki L. Lilyquist

Vicki L. Lilyquist

NAME- CHAMBERS MICHAEL J &amp; JOETTA M

NAME2-

ADDR- P O BOX 328

CITY- HAMILTON

STATE- MT ZIP- 59840

SUBD CODE-

Parcel No. 195700

LOT BLOCK

SEC TWNSP RANGE

PROPERTY DESCRIPTION

BLDGGETT MEADOWS

LOT 5

5.47 AC

Dated: 9-18-90

Signed:

Michael J. Chambers

Joetta M. Chambers

Joetta M. Chambers

NAME- SCHROEDER STANLEY H &amp; MARY J

NAME2-

ADDR- 14419 TRADING POST DRIVE

CITY- SUN CITY WEST

STATE- AZ ZIP- 85375

SUBD CODE-

Parcel No. 192200

LOT BLOCK

SEC TWNSP RANGE

PROPERTY DESCRIPTION

PARK ACRES

LOT 3

5.08 AC

Dated: 9-20-90

Stanley H. Schroeder

STANLEY H SCHROEDER

Mary J. Schroeder

MARY J SCHROEDER

NAME - MULLER ROBERT G &amp; PAMELA M

NAME2 -

ADDR - 3523 COQUINAKEY DRIVE SE

CITY - ST PETERSBURG STATE - FL ZIP - 33705

SUBD CODE -

PROPERTY DESCRIPTION

E1-25ESE INDEX 3

2D AC

Parcel No. 193400

LOT BLUCK

SEC TOWNSHIP RANGE

4 6 21

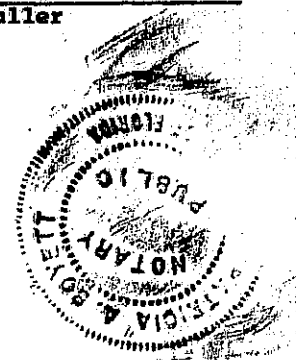
Date: 10/19/90Signed: Robert G. Muller

Robert G. Muller

Pamella M. Muller  
Pamella M. MullerSTATE OF Florida )  
County of Pinellas )

On this 17 day of October, 1990, before me  
the undersigned Notary Public for the State of Florida,  
personally appeared Pamella M. & Robert Muller,  
known to me to be the person whose name is subscribed to the  
foregoing instrument and acknowledged to me that he executed  
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my Notarial Seal the day and year first above written.

Patricia A. BoyetteNotary Public for the State of Florida  
Residing at St Petersburg, Florida  
My Commission Expires Notary Public, State of FloridaMy Commission Expires May 12, 1992  
Bonded Thru Troy Feltz - Insurance Inc.

7560

53

NAME - STANKO ROBERT A & NANCY ANN  
NAME2 -  
ADDR - 1401 PALM AVENUE  
CITY - HUNTINGTON BEACH STATE - CA ZIP - 92648  
SUBD CODE -

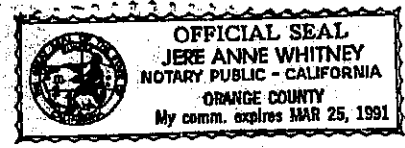
REPURCHASE #576

PROPERTY DESCRIPTION  
#1/25ESE INDEX 2  
SUBJECT TO EASEMENT 127-353  
20 AC

Parcel No. 198600  
LOT 5LUCN  
SEC T&NSP RANGE  
4 5 21

Date: OCT 10, 1990

Signed: Robert A. Stanko  
Robert A. Stanko  
Nancy Ann Stanko  
Nancy Ann Stanko



STATE OF CALIFORNIA  
County of ORANGE

On this 10 day of OCTOBER, 1990, before me  
the undersigned Notary Public for the State of CALIFORNIA,  
personally appeared ROBERT A. STANKO AND NANCY ANN STANKO  
known to me to be the person whose name is subscribed to the  
foregoing instrument and acknowledged to me that they executed  
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my Notarial Seal the day and year first above written.

Jere Anne Whitney  
Notary Public for the State of CALIF.  
Residing at ORANGE  
My Commission Expires 3-25-91

7560

54

NAME- COLE BARBARA C  
 NAME2- X HAMLIN JACK W & INGRID E NPI  
 ADDR- 2233 LOMA ALTA DRIVE  
 CITY- FULLERTON STATE- CA ZIP- 92633  
 SUBD CODE-

Parcel No. 189800  
 LOT BLOCK  
 SEC TwnSP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 IN NEW INDEX 19  
 10.55 AC

Date: 11-10-90

Signed: Jack W. Hamlin  
 Jack W. Hamlin  
Ingrid E. Hamlin  
 Ingrid E. Hamlin

STATE OF California )  
 :  
 County of Orange )

On this 10th day of November, 1990, before me  
 the undersigned Notary Public for the State of California,  
 personally appeared Jack W. Hamlin and Ingrid E. Hamlin\*\*\*\*\*  
 known to me to be the person whose name is subscribed to the  
 foregoing instrument and acknowledged to me that they executed  
 the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
 my Notarial Seal the day and year first above written.



Nick Ruzzi  
 Notary Public for the State of Calif  
 Residing at 1864 W. Ash Ave. Fullerton, Calif  
 My Commission Expires \_\_\_\_\_

NAME- DANIELSON JUDITH F  
 NAME2-  
 ADDR- NW 750 NORMAN ROAD  
 CITY- HAMILTON  
 SUBD CODE-

STATE- MT ZIP- 59843

Parcel No. 40300  
 LOT BLOCK  
 SEC TNSP RANGE  
 10 6 21

PROPERTY DESCRIPTION  
 TNSP INDEX 6  
 10 AC

Dated: 10/30/90

Signed:

Judith F. Danielson  
 Judith F. Danielson

STATE OF OREGON )  
 County of DOUGLAS )

On this 30<sup>th</sup> day of OCTOBER, 1990, before me  
 the undersigned Notary Public for the State of OREGON,  
 personally appeared Judith F. Danielson,  
 known to me to be the person whose name is subscribed to the  
 foregoing instrument and acknowledged to me that She executed  
 the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
 my Notarial Seal the day and year first above written.



James M. O'Neil  
 Notary Public for the State of OREGON  
 Residing at Roseburg  
 My Commission Expires 8-18-91

7560

56

NAME- MC CAULEY GERALD D & ANN F TRUSTEES  
 NAME-  
 ADDR- 163 CAYNUS COURT  
 CITY- SUNNYVALE  
 SUBD CODE-

STATE- CA ZIP- 94086

Parcel No. 19300  
LIT BLOCKSEC TWPSP RANGE  
15 6 21

PROPERTY DESCRIPTION  
 IN E1-2NA INDEX 4  
 20 AC

Date:

9/26/90

Signed:

Gerald B. McCauley, Trustee  
 Gerald B. McCauley, Trustee  
Ann F. McCauley, Trustee  
 Ann F. McCauley, Trustee

STATE OF

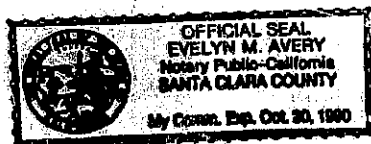
California

County of

Santa Clara

On this 26<sup>th</sup> day of September, 1990, before me  
 the undersigned Notary Public for the State of California,  
 personally appeared GERALD D. McCAULEY & ANN F. McCAULEY,  
 known to me to be the person whose name is subscribed to the  
 foregoing instrument and acknowledged to me that They executed  
 the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
 my Notarial Seal the day and year first above written.



Evelyn M. Avery  
 Notary Public for the State of California  
 Residing at Sunnyvale  
 My Commission Expires October 30, 1990



NAME - WEIDE LAVERN E & MYRNA J  
 NAME2 -  
 ADDR - 800 MANIPUSA  
 CITY - LA HABRA STATE - CA ZIP - 90631  
 SUBS CODE -

PROPERTY DESCRIPTION  
 IN W1-2NE INDEX 20  
 LESS TWO 40' EASEMENTS  
 13.6 AC

Parcel No. 195800  
 LOT BLOCK  
 SEC T R S P RANGE  
 15 6 21

Dated: 10/11/90

Signed: \_\_\_\_\_

Lavern E. Weide

Myrna J. Weide

Bruce C. Weide  
 Bruce C. Weide

Patricia A. Tucker  
 Patricia A. Tucker

STATE OF Montana )  
 County of Missoula )

On this 11<sup>th</sup> day of October, 1990, before me  
 the undersigned Notary Public for the State of Montana,  
 personally appeared Patricia A. Tucker & Bruce C. Weide,  
 known to me to be the person whose name is subscribed to the  
 foregoing instrument and acknowledged to me that they executed  
 the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
 my Notarial Seal the day and year first above written.

C. J. [Signature]  
 Notary Public for the State of Montana  
 Residing at Gloucester  
 My Commission Expires Aug 8, 1993

NAME - WEIDE LAVERN E & MYRNA J. BRUCE C. WEIDE AND PATRICIA A. TUCKER  
 NAME2 -  
 ADDR - 800 MANIPUSA  
 CITY - LA HABRA STATE - CA ZIP - 90631 Parcel No. 195800  
 SUEW CODE - LOT BLUCK  
 SEC T&NSP RANGE  
 15 6 21

PROPERTY DESCRIPTION  
 IN W1-2NE INDEX 20  
 LESS TWO 40' EASEMENTS  
 13.6 AC

Dated: OCT. 2, 1990

Signed:

Lavern E. Weide  
 Lavern E. Weide

Myrna J. Weide  
 Myrna J. Weide

Bruce C. Weide

Patricia A. Tucker

STATE OF \_\_\_\_\_ )  
 County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me  
 the undersigned Notary Public for the State of \_\_\_\_\_,

Attached to Name page for parcel No. 195800 dated 10-2-90.\*\*\*\*\*  
 (Individual)

STATE OF CALIFORNIA  
 COUNTY OF Los Angeles } ss.

On October 2, 1990 before me, the undersigned, a Notary Public in and for said  
 State, personally appeared Lavern E. Weide and Myrna J. Weide\*\*\*\*\*

\*\*\*\*\*  
 \*\*\*\*\*, personally

known to me (or proved to me on the basis of satisfactory evidence.)

to be the person S whose name S are subscribed

to the within instrument and acknowledged that they  
 executed the same.

WITNESS my hand and official seal.

Signature

Pamela Thornton

Name (Typed or Printed)



PAMELA THORNTON

NOTARY PUBLIC - CALIFORNIA

Los Angeles County

My Commission Expires Feb. 12, 1994

(This area for official notarial seal)

NAME- PIATT JOHN A & HELEN G  
NAME2-

ADDR- RFD 2 BOX 2802

CITY- BENTON CITY

SUBD CODE-

STATE- WA ZIP- 99320

Parcel No. 195360  
LOT BLOCK

SEC TOWNSHIP RANGE

LUT 6

PROPERTY DESCRIPTION

TAMARACK MEADOWS

8.78 AC

Date: November 14, 1990

Signed:

John A. Piatt  
John A. Piatt

Helen G. Piatt  
Helen G. Piatt

STATE OF Washington )  
County of Benton )

On this 14 day of November, 1990, before me  
the undersigned Notary Public for the State of Washington,  
personally appeared John A. & Helen G. Piatt,  
known to me to be the person whose name is subscribed to the  
foregoing instrument and acknowledged to me that they executed  
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my Notarial Seal the day and year first above written.



Robert A. Loring  
Notary Public for the State of Washington  
Residing at 40510  
My Commission Expires 8-16-94

7560

60

NAME- WOIWODE PAUL H &amp; DELSIE H

NAME2-

ADDR- 27225 123RD SE

CITY- KENT

SUBD CODE-

STATE- WA ZIP- 98032

Parcel No. 192100

LOT BLUCK

SEC TWPSP RANGE

PROPERTY DESCRIPTION

BLUDDETT MEADOWS

5 AC

LOT 1

Date: 9-28-90

Signed:

Paul H. Woivode

Paul H. Woivode

Delsie H. Woivode

Delsie H. Woivode

STATE OF WASHINGTON )County of KING )

On this 28TH day of SEPTEMBER, 19 90, before me  
 the undersigned Notary Public for the State of WASHINGTON,  
 personally appeared PAUL H. AND DELSIE H. WOIWODE,  
 known to me to be the person whose name is subscribed to the  
 foregoing instrument and acknowledged to me that They executed  
 the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
 my Notarial Seal the day and year first above written.

GLENN E. DAVOCOL Glenn E. Davocol  
 NOTARY PUBLIC Notary Public for the State of WA  
 STATE OF WASHINGTON Residing at SEATTLE  
 COMMISSION EXPIRES JUL 91 1999 Commission Expires 7-9-94

7560

61

NAME- ARMSTRONG ROBERT A &amp; LOUELLA F

NAME2-

ADDR- 4601 POSEA PRESIDIO

CITY- TUCSON

STATE- AZ ZIP- 85715

SUBD CODE-

PROPERTY DESCRIPTION

PARK ALPES

5.05 AC

Parcel No. 192000

LOT 6LUCK

SEC TWPSP RANGE

LOT 1

Date: 11-14-90.

Signed:

James E. WoodRobert A. ArmstrongJames E. WoodVerne E. WoodLoelle T. ArmstrongVerne E. WoodSTATE OF New York )County of Orange )

On this 14<sup>th</sup> day of November, 1990, before me  
 the undersigned Notary Public for the State of New York,  
 personally appeared JAMES E. WOOD AND VERNE E. WOOD,  
 known to me to be the persons whose names <sup>are</sup> subscribed to the  
 foregoing instrument and acknowledged to me that they executed  
 the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
 my Notarial Seal the day and year first above written.

John B. Myrland

Notary Public for the State of New York  
 Residing at MONTGOMERY, County of ORANGE  
 My Commission Expires July 31, 1992

7560

62

NAME - STONE EUGENE &amp; BARBARA J.

NAME2 -

ADDR - 391 PANAMA AVENUE

CITY - LONG BEACH

SUBD CODE -

STATE - CA ZIP - 90814

Parcel No. 192600

LOT BLOCK

SEC TNSP RANGE

5

PROPERTY DESCRIPTION

PARK ACRES

5.10 AC

NAME - STONE EUGENE &amp; BARBARA J.

NAME2 -

ADDR - 391 PANAMA AVENUE

CITY - LONG BEACH

SUBD CODE -

STATE - CA ZIP - 90814

Parcel No. 192500

LOT BLOCK

SEC TNSP RANGE

LOT 4

PROPERTY DESCRIPTION

MUDGETT MEADOWS

5 AC

Date: 9-26-90

Signed:

Eugene Stone  
Eugene StoneBarbara J. Stone  
Barbara J. StoneSTATE OF California ;  
County of Los Angeles ;

On this 26<sup>th</sup> day of September, 1990, before me  
the undersigned Notary Public for the State of California,  
personally appeared Eugene Stone & Barbara J. Stone  
known to me to be the person whose name is subscribed to the  
foregoing instrument and acknowledged to me that they executed  
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my Notarial Seal the day and year first above written.



Kelli Ann Kreis  
Notary Public for the State of California  
Residing at 2250 Bellflower, Long Beach  
My Commission Expires Oct. 5, 1990

7560

63

NAME- PIATT KEVIN E & DIANE E  
NAME2-  
ADDR- 712 SOUTH QUAY PLACE  
CITY- KENNEWICK  
SUBD CODE-

STATE- WA ZIP- 99336

Parcel No. 195320  
LOT BLUCK  
SEC TOWNSHIP RANGE

PROPERTY DESCRIPTION  
TAMAHACK MEADOWS  
8.96 AC

LOT 1

Date: 11-15-90

Signed: Kevin E Piatt  
Kevin E. Piatt  
Diane E Piatt  
Diane E. Piatt

STATE OF Washington )  
County of Benton )

On this 15 day of November, 1990, before me  
the undersigned Notary Public for the State of WA,  
personally appeared Kevin E. & Diane E. Piatt,  
known to me to be the person whose name is subscribed to the  
foregoing instrument and acknowledged to me that they executed  
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed  
my Notarial Seal the day and year first above written.



Phyllis Ann Dekker  
Notary Public for the State of WA  
Residing at Richland  
My Commission Expires 5-20-91

April 16, 1991

The Board of County Commissioners adjourned and met as the Planning and Zoning Commission. Steve Powell moved for the creation of the zoning district known as Bowman Road-Alvista Loop, Resolution of Intent #574 be adopted. He stated that the notice was published in the Ravalli Republic on March 15 and 22 and the Commission had not received any public comment from the 40% of the land owners objecting to the formation of the district.

Commissioners Jerry Allen, Allen Horsfall and Steve Powell all voted for the motion.

All County Commissioners, Cheryl Richards, County Assessor/County Surveyor and Betty T. Lund were in attendance.